Bill Garrett Davidson County
Batch# 109089 DEEDWARR
06/26/2018 10:09:36 AM 3 pgs
Fees: $18.00 Taxes: $639.03
20180626-0061332

21215
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Marion Gailey
132 Cumberland Trace
Nashville, TN 37214

Send Tax Bills to:
Everett Financial, Inc. dba SupremeLending
3325 Aspen Grove Dr., Ste. 204
Franklin, TN 37067

Map/Parcel: 073160A13200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Emily Carol Brown and Halie Lauren Holley, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto Marion Gailey and Wanda Gailey, husband and wife, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 132 on the Plan of Cumberland Trace, of record in Book 5200, page 724, Register's Office for said County and to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Teresa C. Bess and Imogene C. Page, as joint tenants with right of survivorship, by Quitclaim Deed dated April 11, 2003, and filed at Instrument No. 20030423-0054245, said Register's Office. The said Imogene C. Page having died on November 20, 2014. The said Teresa C. Bess having since died with title now being vested in Emily Carol Brown and Halie Lauren Holley by Last Will & Testament of Teresa C. Bess, Probate No. 18P535, and filed in Instrument No. 20180406-0032590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2018 taxes prorated and assumed; Declaration of Covenants, Conditions, Restrictions and By-Laws filed in Book 6218, page 528, as amended in Inst. No. 20090825-0080066; Rules and Regulations filed in Inst. No. 20151103-0112087; Easement to Concast, Inc. in Inst. No. 20130517-0050098 and Easement to Metropolitan Government for Greenway filed in Inst. No. 20011024-0116288, all in the said Register's Office.

This is improved property known as: 132 Cumberland Trace, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Emily Carol Brown — Emily Carol Brown

Halie Lauren Holley — Halie Lauren Holley

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Carol Brown, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June, 2018.

Ollie Mai Parsley — Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires:
3/8/22

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $172,710.00

Emily Brown — Affiant

Subscribed and sworn to before me this 15th day of June, 2018.

Ollie Mai Parsley — Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires:
3/8/22

STATE OF MARYLAND
COUNTY OF Prince George's

Before me, the undersigned, a Notary Public in and for the above County and State, appeared Halie Lauren Holley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 **day of June, 2018.**

Notary Public

My Commission Expires: 11/19/19

TAJAYE WILLIAMS
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 19, 2019

NOTARY PUBLIC * WILLIAMS * PRINCE GEORGE'S COUNTY