WARRANTY DEED

Bill Garrett Davidson County
Batch# 109668 DEEDWARR
06/27/2018 04:09:30 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20180627-0062244

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$210,000.00.

Jordan Drumel
Affiant

Subscribed and sworn to before me this 14th day of June, 2018

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jordan Drumel	SAME	082-07-0-345.00
317 Grace Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Lee Bailey and wife, Anita L. Bailey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jordan Drumel and Ashlee Drumel**, husband and wife, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the north side of Grace Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Robert Lee Bailey and wife, Anita L. Bailey from Geneva Reardon, a single person by Installment Deed on August 2, 1982, of record in Book 5918, Page 870, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property known as: **313 Grace Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 14, 2018.

Robert L. Bailey

Anita L. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Lee Bailey and wife, Anita L. Bailey** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 14, 2018

My commission expires 5-3-~~2016~~ 2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.