(2)

Bill Garrett Davidson County
Batch# 111705 DEEDWARR
07/02/2018 01:17:57 PM 2 pgs
Fees: $13.00 Taxes: $773.30
20180702-0063951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant Kerry M. Caldwell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2018.

Notary Public Jennifer D Stacey

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702
File No.: 18-06-047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rock Properties LLC	New Owner	094-01-0-363.00
(NAME)	(NAME)	
511 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **WILLIAM FORREST BAILEY, A MARRIED MAN** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **ROCK PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the grantees, their 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 Lot No. 154 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Forrest Bailey by Warranty deed from Sarah T. Scherschel and Mary T. Stephens, Devisees under the Will of Mabel T. Gregory of record in Book 6953, page 617, Register's Office for Davidson County, Tennessee.

This has never been the primary residence of the Grantor.

unimproved ☐
This is improved ☒ property, known as 1429 Electric Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 our hands this 27TH day of June, 2018.

William R. Bailey as attorney in fact for William Forrest Bailey
William R. Bailey, As Attorney in Fact for William Forrest Bailey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared William R. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for William Forrest Bailey, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Forrest Bailey, the bargainor, by the said William R. Bailey, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of June, 2018.

Notary Public

My Commission Expires:

10/3/21

