Bill Garrett Davidson County
Batch# 111916 DEEDWARR
07/03/2018 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20180703-0064299

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this 28 day of June, 2018.

Notary Public

My commission expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Beverly Farr	NEW OWNER	**082050P00200CO**
1706A 4th Avenue N		
Nashville, TN 37208		

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 ACKNOWLEDGE, WE,

Karl A. Bailey and Emily Bailey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly Farr, an unmarried person

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 Unit No. 2 of Salemtown Square Townhomes, A Horizontal Property Regime With Private Elements (a Planned Unit Development), established pursuant to the provisions of TCA 66-27-101 et seq., and by that Declaration of Covenants, Conditions, and Restrictions for Salemtown Square Townhomes, A Horizontal Property Regime With Private Elements (a Planned Unit Development), of record in Instrument No. 20141114-0105158, Register's Office of said County, as being further depicted on the plat of same appended to said Declaration of Covenants, Conditions, and Restrictions for Salemtown Square Townhomes, A Horizontal Property Regime With Private Elements (a Planned Unit Development) as Exhibit A, to which reference is hereby made for a more particular description.

Being the same property conveyed to Karl A. Bailey and Emily Bailey, husband and wife, by Warranty Deed from Echo Five, LLC, dated July 7, 2015, of record in Instrument No. 20150713-0068028, Register's Office for Davidson County, Tennessee.

Emily Bailey and Emily R. Bailey being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1706A 4th Avenue N, Nashville, TN 37208.

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 in 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.

Karl A Bailey by Emily R Bailey Date: 06-28-18
Karl A. Bailey by Emily R. Bailey, attorney in fact
Attorney-in-Fact

Emily Bailey Date: 06 28 18
Emily Bailey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Emily Bailey, the within named Grantor(s), 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, at office, this 28th day of June, 2018.

ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Emily R. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Karl A. Bailey, and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal at office, this 28th day of June, 2018.

Notary Public Commission Expires: NOV 0 8 2021

ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY