THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516219

Bill Garrett
Batch# 117748
07/18/2018 10:15:05 AM
Fees: $13.00 Taxes: $4,329.00
Davidson County
DEEDWARR
2 pgs

20180718-0069887

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 17 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,170,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elisa Grace Young and Jerome Joseph Philippe Degey 390 Wayside Court Nashville TN 37205	New Owner	Tax Parcel ID No. 129-01-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben C. Bailey and Anita L. Bailey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elisa Grace Young and Jerome Joseph Philippe Degey, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2 on the Plan of Bailey Property, 2 Lot Partition Plat of Gullette & Sullivan Lot #2 and West Meade Farms Inc. Lot #884, of record as Instrument No. 20070921-0113026, revising previous plats of record in Plat Book 7900, page 195 and Plat Book 2331, page 103, Register's Office for Davidson Couty, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to BEN C. BAILEY AND WIFE, ANITA L. BAILEY, by deed from JOSEPH E. SULLIVAN AND WIFE, LINDSEY GRIEBEL SULLIVAN, of record in Book 8195, page 430, dated September 10, 1990, said Register's Office.

Also, being part of the same property conveyed to ANITA BAILEY AND SPOUSE, BEN BAILEY, by deed from EDWARD KNISH AND SPOUSE, ROSEMARY KNISH, of record as Instrument No. 20070813-0096688, dated August 13, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 129-01-0-059.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20070921-0113026, a Revision of Plat Book 7900, page 195, and Plat Book 2331, page 103, said Register's Office.

Matters shown on the Plan of West Meade Farms, Inc. of record in Plat Book 2663, pages 54 and 55, said Register's Office.

Cross Use Agreement of record in Book 8195, page 428, and amended as Instrument No. 20030820-0120987, said Register's Office.

This is improved property located at 390 Wayside Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2018.

Ben C. Bailey

Anita L. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben C. Bailey and Anita L. Bailey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2018.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022