18-0228

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2314

Bill Garrett Davidson County
Batch# 126094 DEEDWARR
08/07/2018 11:52:54 AM 2 pgs
Fees: $13.00 Taxes: $880.23

20180807-0077609

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $237,900.00

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2018

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

Notary Public
My Commission Expires: 9-6-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel E. Leath 2315 Aubrey Drive Nashville, TN 37214	Origin Bank 1800 N Hudson, Ste 2A Monroe, LA 71201	084-11-0-150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Andrew L. Bailey and Rebecca Bailey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rachel E. Leath, a single person**, hereinafter called the Grantee(s), his/her/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. 229, on the Plan of Maplecrest Subdivision of record in Plat Book 1835, Page 27 and 28, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew L. Bailey and Rebecca Bailey, husband and wife, as tenants by the entireties by Quitclaim Deed from Andrew L. Bailey, a married man, joined by his spouse, Rebecca Bailey as recorded on the 5th day of May, 2016 in Instrument No. 20160505-0044534 in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2315 Aubrey Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of August, 2018.

GRANTOR:

Andrew L. Bailey

Rebecca Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew L. Bailey and Rebecca Bailey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

