WARRANTY DEED

File #2018071846

Bill Garrett Davidson County
Batch# 130236 DEEDWARR
08/17/2018 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20180817-0081557

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gaudencio Zuniga-Salas and Lorena E. Maldonado Rios	First National Bank of America	052-06-0-056.00
(NAME)	(NAME)	
821 Neely's Bend Road	241 East Saginaw Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Jason M. Bailey, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gaudencio Zuniga-Salas and Lorena E. Maldonado Rios**, husband and wife, 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:

Being Lots Nos. 9,10, and 12 of Block "H" on the map of the revised plan of Rainbow Terrace Subdivision, not of record described according to a survey made by W. S. Southgate, Surveyor, in April 1930, as follows:

Beginning at the northerly margin of Neely's Bend Road 801 feet 4 inches east of the easterly margin of Hillcrest Drive; thence with the line between Lots Nos. 8, 9, 12, and 13 northerly 448 feet to the southerly margin of Blackstone Avenue; thence with the same easterly 84 feet; thence South 17 deg. 15' East 228 feet to the corner of Lots Nos. 10, 11, and 12; thence with the line between Lots Nos. 10 and 11 southerly 266 feet 6 inches to the northerly margin of Neely's Bend Road; thence westerly with same 200 feet 11 inches to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED from this conveyance is a certain tract of land conveyed to City of Nashville, acting by and through the Electric Power Board of the City of Nashville, by deed of record in Book 2276, Page 65, described as follows: Land in Davidson County, Tennessee, being the northerly part of Lot No. 12 of Block "H" on the map of revised plan of Rainbow Terrace Subdivision, not of record, described partly according to a survey made by W. B. Southgate, Surveyor, April, 1930, and partly according to a plan of Rainbow Terrace, Section III, as of record in Book 2133, Page 20, Register's Office for said county, as follows: BEGINNING at a point on the easterly margin of Randy Road at the southwest corner of Lot No. 87 on the plan of Rainbow Terrace, Section III, of record in Book 2133, Page 20, said Registers Office; thence with the southern boundary line of said Lot No. 87, South 78 deg. East 84 feet; thence continuing with the line of said Lot No. 87, South 15 deg. 34' East 113.7 feet, continuing in the same direction 44.3 feet, in all, 158 feet thence at right angles to said Randy Road, westwardly 158 feet, more or less, to the easterly margin of said Road; thence with the easterly margin of said Road, northwardly 140 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED from this conveyance is a certain tract of land conveyed to Metropolitan Government of Nashville and Davidson County, RIGHT OF WAY ACQUISITION as follows: BEGINNING at a point 26.38 feet left of the centerline station 15+11.55. Project 06-R-02C Neely's Bend Road, said point being the point of beginning, thence North 15 deg. 31' 56' East, 8.76 feet; thence; with a non-tangential curve to the left having a radius of 25 feet, a curve length of 20.45 feet, a chord bearing of South 43 deg. 25' 40" East, and a chord length of 19.89 feet; thence with a non-tangential curve to the left having a radius of 11484.16 feet, a curve length of 17.10 feet, a chord bearing of North 69 deg. 27' 57" West, and a chord length of 17.10 feet, to the point of beginning: Said portion of land contains 47.04 square feet more or less. Being part of the same property conveyed to Nashville and Davidson County by deed of record instrument number 20061009-0124839, Register's Office of Davidson County, Tennessee. The Life Estate retained by Nellie Mai Pinkerton Whitehead of record in Deed Book 5342, Page 42, Register's Office for Davidson County, Tennessee, died Auguat 3, 2005, she was a resident of Davidson County, Tennessee.

Being the same property conveyed to Jason M. Bailey, an unmarried man, by warranty deed from Nellie Jean Whitehead, unmarried, of record in instrument number 20110506-0034913, dated May 5, 2011, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Right of Way, Temporary Construction Easement to Metro Davidson County as of record in Instrument No. 20061009-0124839, said Register's Office.; Deed to City of Nashville, Electric Power Board as of record in Book 2276, Page 65, said Register's Office.; Restrictions for Rainbow Terrace of record in Book 2201, Page 631, said Registers Office.

*****Tonya Bailey, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property*****

unimproved ☐
This is improved ☒ property, known as **821 Neely's Bend Road, Madison, TN 37115**

(House Number) (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 30th day of July, 2018.

Jason M. Bailey

Vanessa E. Allen
Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

Tonya Bailey by Jason M Bailey

Tonya Bailey, by Jason M. Bailey, as her attorney in fact

as her attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jason M. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of July, 2018.

Commission expires: 8/18/18

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 30th day of July, 2018, before me personally appeared Jason M. Bailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Tonya Bailey, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No._____ Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of July, 2018.

Vanessa E. Allen
Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

8/18/18

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212