Box 14
G31040-4

| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| Karen Y Johnson Davidson County<br>Batch# 137073 **DEEDWARR**<br>09/05/2018 09:04:07 AM 2 pgs<br>Fees: $13.00 Taxes: $1,041.55<br>20180905-0087575 | The actual consideration or value, whichever is greater, for this transfer is **$281,500.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 31st day of August, 2018.<br>Notary Public<br>My commission expires:<br>(AFFIX SEAL) |

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Richard Kevin Bailey etal** | **"NEW OWNER"** | **104-02-0-L-101.00co** |
| **1044 Oak Creek Drive** | | |
| **Nolensville, TN 37135** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Matthew Elliot Duques, an unmarried man**

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

**Richard Kevin Bailey, unmarried, as to an undivided 33.3334% interest (the "RKB Individual Interest"), Charles R. Bailey and wife, Elizabeth M. Bailey, as to an undivided 33.3333% interest, as tenants by the entirety (the "CRB & EMB Entireties Interest") and Gary R. Bailey and wife, Allison B. Bailey, as to an undivided 33.3333% interest, as tenants by the entirety (the "GRB & ABB Entireties Interest") with the RKB Individual Interest, CRB & EMB Entireties Interest and the GRB & ABB Entireties interest, as they relate to each other, being held as tenants in common**

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 a certain Condominium located in Davidson County, Tennessee, being Unit No. 3215 as specified on the Plat shown in the Master Deed of Magnolia Court Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Magnolia Court Condominium, of record in Book 7295, Page 869, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.**

**Reference is hereby made to the Plat of Magnolia Court Condominium, for placement of Units, as shown on Exhibit "D" to the Master Deed of record in Book 7295, Page 869, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Matthew Elliot Duques, unmarried by Deed dated May 21, 2009, from Christopher B. Thomas, married of record in Instrument No. 20090522-0047135, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Book 7295, Page 869, appended thereto as Exhibit "D" to the Master Deed of Magnolia Court Condominiums, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Court Condominium of record in Book 7295, Page 869, and Bylaws appended thereto as Exhibit "C" to the Master Deed.**

3) **Charter of Magnolia Court Condominium Homeowners' Association, Inc., of record in Book 7839, Page 445, Register's Office for Davidson County, Tenness**

This is improved property, known as: **3215 West End Circle, Nashville, TN 37203**

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 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 my/our hand(s) this 31 day of **August, 2018.**

**Matthew Elliot Duques**

**STATE OF ALABAMA )**
**COUNTY OF LAUDERDALE )**

Personally appeared before me, a Notary Public of said County and State, **Matthew Elliot Duques,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Florence, Alabama, this **31st** day of **August, 2018.**

**Notary Public**

**My Commission Expires:** 5/31/2021

