Karen Y Johnson Davidson County
Batch# 154800 DEEDWARR
10/29/2018 01:59:14 PM 2 pgs
Fees: $13.00 Taxes: $1,472.60
20181029-0106921

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $398,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2018.

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William W. Bailey **Jennifer R. Bailey**	New Owner	**07108011900**
2024 Jones Circle		
Nashville, TN 37207		

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,

Joseph Graves, unmarried, and Jimmy Parks, a married man, as tenants in common

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

William W. Bailey and Jennifer R. Bailey, 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:

Land in Davidson County, Tennessee, being Lot No. 181 on the Map of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Graves and wife, April Graves, by Warranty Deed from Linda McKinney, unmarried, dated February 9, 2007, of record in Instrument No. 20070302-0025823, Register's Office for Davidson County, Tennessee. April Graves, unmarried, conveyed subject property to Joseph Graves, unmarried, by Quitclaim Deed dated March 1, 2016, of record in Instrument No. 20160304-0021011, Register's Office for Davidson County, Tennessee. Joseph Graves, unmarried, conveyed subject property to Joseph Graves, unmarried, and Jimmy Parks, a married man, as tenants in common, by Quitclaim Deed dated September 15, 2017, of record in Instrument No. 20170920-0096341, Register's Office for Davidson County, Tennessee.

This is investment property of grantor Jimmy Parks and not a marital residence, therefore no marital or homestead rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 1373, page 98, said Register's Office.

Easements of record in Book 1130, page 91, said Register's Office.

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 2024 Jones Circle, Nashville, TN 37207.

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.

Joseph Graves Date: 10/23/18

Jimmy Parks Date: 10/23/18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joseph Graves and Jimmy Parks, 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 23rd day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 9/2/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON