WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164555 **DEEDWARR**
11/21/2018 03:45:08 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20181121-0114861

File No. LG0004665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmy Hendrick, Trustee	Same as New Owner	150-02-0-127.00
(NAME)	(NAME)	
P.O. Box 160071		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Patsy Susan H. Bailey, joined by her husband, Jerry Bailey,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emmy Hendrick, Trustee of the 3133 Justin Towne Ct Trust U/A/D _____,** HEREINAFTER CALLED THE GRANTEE, 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. 13A on the Plan of Justin Towne, Section II, as resubdivision of Lots 13 through 26 of record in Book 5200, Page 588, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly right of way of Justin Towne Court said point being the Northeast corner of the Easterly half of Lot No. 13; thence leaving said right of way South 5 degrees 50 minutes 00 seconds West 200.79 feet to a point; thence North 84 degrees 44 minutes 57 seconds West 30 feet to a point; thence North 5 degrees 41 minutes 32 seconds East 102.10 feet to a point; thence North 5 degrees 56 minutes 54 seconds East 48.02 feet to a point: thence North 6 degrees 00 minutes 21 seconds East 50.98 feet to a point in the Southerly right of way; thence with said right of way South 84 degrees 10 minutes 00 seconds East 30 feet to the point of beginning and containing 6,055 square feet, more or less.

Being the same property conveyed to Patsy Susan Harris Bailey, individually and not as a married woman by Warranty Deed from Lorraine Bonito of record in Book 7493, Page 542, Register's Office for Davidson County, Tennessee, dated March 17, 1988 and recorded on March 17, 1988.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3133 Justin Towne Court, Antioch, TN 37013

(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 my hand this 20th day of November, 2018.

Patsy Susan H. Bailey

Jerry Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patsy Susan H. Bailey and Jerry Bailey, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of November, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206