Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 11 day of December, 2019.

Notary Public - Larry N. Westbrook
My commission expires: ~~4/6/2021~~

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Karen Johnson Davidson County
Batch# 329056 DEEDWARR
12/13/2019 10:07:25 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20191213-0128729

Address of New Owner:	Send Tax Bills to:	Tax Information
Rebecca McKee & Miles Dan McKee 1305 Riverwood Drive Nashville, TN 37215	NEW OWNER	043-14-0-034.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **John P Bailey and Mary J. Irby,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rebecca McKee and Miles Dan McKee, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Beginning at a point in the Southern Margin of New Larkin Springs Road, now known as Old Hickory Boulevard, 3,462.5 feet more or less East of the Easterly margin of Gallatin Road, at the common corner of a tract of 3.2 acres and a tract of 4.0 acres, more or less; thence with the line between said tract, Southerly 150.0 feet; thence Easterly, parallel to the South margin of Old Hickory Boulevard 50.0 feet; thence Northerly parallel to the West line, 150 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to John Bailey and Mary J. Irby by Warranty Deed from Lorenzo Formato, III, married, dated April 28, 2016 of record as Instrument No. 20160503-0043465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in Davidson County, Tennessee.

This property is improved property known as 600 E. Old Hickory Blvd, Nashville, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 11th day of December, 2019.

John P Bailey by Brian Hurst, his attorney-in-fact

John P Bailey by Brian Hurst,
his attorney-in-fact

Mary J Irby by Brian Hurst, her attorney-in-fact

Mary J Irby by Brian Hurst,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **John P. Bailey and Mary J. Irby**, and who acknowledged that he executed the same as the free act and deed of **John P. Bailey and Mary J. Irby**.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of December, 2019.

Notary Public

My Commission expires: 9/5/2024

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2019096394