	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 10th day of March, 2020. Notary Public My commission expires: 9.20-21

CHRISTOPHER BUCKNER BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Karen Johnson Davidson County Batch# 370555 DEEDWARR 03/10/2020 03:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,591.00 20200310-0026982	**THIS INSTRUMENT WAS PREPARED BY** **Windmill Title, LLC** **7103 Bakers Bridge Ave., Ste 103** **Brentwood, TN 37027** **Phone: (615) 613-0483**

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Benjamin Bailey and Sarah Bailey	**new owner**	**072-11-0-446.00**
1701 Litton Avenue		
Nashville, TN 37216		

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

Josh Farro, a married man and Michael Wilson, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Bailey and Sarah Bailey, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 111 and the Westerly 10 feet of Lot No. 112 on the Map of Riverside Drive Subdivision of record in Plat Book 974, Page (s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Tommy A. Washington and wife, Deborah R. Washington by Warranty deed from Carmal E. Burris, Jr. and Tina Gober, Co-Executors of record in Book 7584, page 135 Register's Office for Davidson County , Tennessee, dated June 24, 1988 and recorded on June 27, 1988.

Being a portion of the same property conveyed to Tommy A. Washington by Quitclaim deed from Deborah R. Washington of record in Instrument No. 20160427-0041065 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 27, 2016 and Corrective Quitclaim deed rcorded on January 07, 2019 in Instrument No. 20190107-0001337.

Being a portion of the same property conveyed to Emmy Hendrick, Trustee of The Washington Family Trust by Quitclaim deed from Tommy A. Washington of record in Instrument No. 20190118-0005318 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on January 18, 2019.

Being a portion of the same property conveyed to Josh Farro, a married man, and Michael Wilson, a married man by Warranty deed from Emmy Hendrick, Trustee of The Washington Family Trust of record in Instrument No. 20190211-0012842 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 11, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1701 Litton Avenue, Nashville, TN 37216
.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF 10th day of March, 2020:

Josh Farro

Michael Wilson

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Josh Farro and Michael Wilson , 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 the 10th day of March, 2020.

My Commission Expires: 5.9.23

Notary Public

20201124R

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee
County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G. Spruill
Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

