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

Karen Johnson Davidson County
Batch# 408361 DEEDWARR
06/01/2020 08:22:33 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20200601-0055813

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$392,500.00~~ 292,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May 2020.

Notary Public
My commission expires:

STEPHANIE DOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Gloria Wallace and Frank Wallace 2100 Maynard Ct Nashville, TN 37218	new owner	058-09-0A-051.00

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, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gloria Wallace and Frank Wallace, 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:

> Land in Davidson County, Tennessee, being Lot No. 26 as shown on the plat of Creekside Trails - Phase 2, of record as Instrument No. 20000426-0041282 as amended in Instrument No. 20020709-0082562 and as amended by Instrument No. 20030417-0051461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John P. Bailey, married, by Cash Deed for Tennessee from Shaun Donovan, the Secretary of Housing and Urban Development of Washington, D.C. dated September 10, 2013 of record as Instrument No. 20130916-0097002, 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 the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Mary J. Irby joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 2100 Maynard Ct, Nashville, TN 37218

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-20-2100

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 27th day of May, 2020.

John P Bailey by [signature]
John P. Bailey by Brian Hurst,
his Attorney-in-fact his attorney in fact

Mary J Irby by [signature]
Mary J. Irby by Brian Hurst,
her Attorney-in-Fact her attny 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 who acknowledged that he executed the same as the free act and deed of **John P. Bailey**. Said Power of Attorney is of record in Instrument No. 20200601-0055812, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of May, 2020.

[signature]
Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

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 **Mary J. Irby**, and who acknowledged that he executed the same as the free act and deed of **Mary J. Irby**. Said Power of Attorney is of record in Instrument No. 20200601-0055812, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of May, 2020.

[signature]
Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

FILE NO: 2020056650