WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Cheryl Buckingham-Mimms
Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gloria Dawn Martin	new owner	
(NAME) 1756 Red Jacket Drive	(NAME)	173-05-0A-209.00-CO
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($217,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREW M. BAILEY AND LESLIE G. BAILEY, TRUSTEES OF THE BAILEY REVOCABLE LIVING TRUST,
DATED MAY 13, 2019, AS TENANTS BY THE ENTIRETIES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLORIA DAWN MARTIN, single woman, 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:

Situated in Davidson County, Tennessee, being Lot No. 209, on the Plan of Barnes Crossing, Phase One, a Horizontal Property Regime of record in Master Deed in Instrument Number 20050721-0084791, as rerecorded in Instrument Number 20050805-0092480, as amended in Instrument Number 20051114-0136938 and 20071227-0147998, together with the appurtenant interest in common elements of Barnes Crossing, a Horizontal Property Regime, in the Register's Office for County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" thereto, of the aforementioned Master Deed, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney F. Glass, unmarried and Leslie E. Glass, unmarried by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20060724-0088944 Register's Office for Davidson County, Tennessee, dated July 19, 2006 and recorded on July 24, 2006.

Being the same property conveyed to Leslie E. Glass, unmarried by Quitclaim deed from Courtney F. Glass, unmarried and Leslie E. Glass, unmarried of record in Instrument No. 20090211-0011948 Register's Office for Davidson County, Tennessee, dated January 26, 2009 and recorded on February 11, 2009.

Being the same property conveyed to Leslie G. Bailey and Andrew M. Bailey, wife and husband by Warranty deed from Leslie E. Glass, now known as Leslie G. Bailey, married of record in Instrument No. 20190520-0047593 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 20, 2019.

Being the same property conveyed to Andrew M. Bailey and Leslie G. Bailey, Trustees of The Bailey Revocable Living Trust, dated May 13, 2019, as tenants by the entireties by Quitclaim deed from Leslie G. Bailey and Andrew M. Bailey, wife and husband of record in Instrument No. 20190521-0047791 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 21, 2019.

Karen Johnson Davidson County
Batch# 440873 **DEEDWARR**
07/20/2020 03:29:42 PM 2 pgs
Fees: $13.00 Taxes: $804.75
20200720-0079537

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VEES-20-1756

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1756 Red Jacket Drive, Nashville, TN 37013

(House No.) (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/our hand(s) this the 15th day of July, 2020

Andrew M. Bailey and Leslie G. Bailey, Trustees of The Bailey Revocable Living Trust, dated May 13, 2019, as tenants by the entireties

BY:_____
Andrew M. Bailey
Trustee

BY:_____
Leslie G. Bailey
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of July, 2020, before me personally appeared Andrew M. Bailey and Leslie G. Bailey, Trustee of the Andrew M. Bailey and Leslie G. Bailey, Trustees of The Bailey Revocable Living Trust, dated May 13, 2019, as tenants by the entireties, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON