Karen Johnson Davidson County
Batch# 447801 DEEDWARR
07/31/2020 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200731-0084766

WARRANTY DEED

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Y-BR-20-1909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kali Bailey and Carol Bailey	First Bank	
(NAME)	(NAME)	073-05-0-057.00
1909 Demarius Drive	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MEGAN FISTER AND SPOUSE, JULI BRADY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALI BAILEY, UNMARRIED, AND CAROL BAILEY, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Section Five, Riverwood Heights, of record in Plat Book 2854, Page 29, in the Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the northwesterly side of Demarius Drive and runs back 208.45 feet on the southwesterly line and 209.7 feet on the northeasterly line, to a broken line in the rear, on which it measures 150.5 feet.

Being the same property conveyed to Barbara B. Brady by Warranty deed from Mary L. Potts, unmarried of record in Instrument No. 20151202-0121373 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 02, 2015.

Being the same property conveyed to Megan Fister, a married woman and Juli Brady, a married woman by Quitclaim deed from Barbara B. Brady of record in Instrument No. 20160413-0035378 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on April 13, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 29, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1909 Demarius Drive, Nashville, Tennessee 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 hand(s) this the 30th DAY OF JULY, 2020.

Megan Fister by Paul Hinman, Attorney-In-Fact

Power of attorney filed of record in Instrument No. 202007310084764, Register's Office for Davidson County, Tennessee.

Juli Brady by Paul Hinman, Attorney-In-Fact

Power of attorney filed of record in Instrument No. 202007310084765, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 MEGAN FISTER AND JULI BRADY, and who acknowledged he/she/they executed the same as the free act and deed of the said MEGAN FISTER AND JULI BRADY.

Witness my hand and official seal, this the 30th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)



True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

