14957

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Holcombe Preston Royce Holcombe	United Wholesale Mtg.	09615008300
(NAME)	(NAME)	
3213 Jonesboro Dr.	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph D. Bailey, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephanie Holcombe and Preston Royce Holcombe, wife and husband,** 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:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 70 on the Plan of Hickory Bend Subdivision, Section III, as of record in Plat Book 3600, Page 42, Register's office for said County.

Said Lot No. fronts 75.00 feet on the westerly side of Jonesboro Drive and runs back 212.1 feet on the southerly line and 179.0 feet on the northerly line to a dead line in the rear, measuring 82.00 feet thereon.

Being the same property conveyed to Joseph D. Bailey and wife, Mary W. Bailey, by deed dated 3/20/1992 of record in Book 8590, Page 611, Register's Office for County, Tennessee.

The said Mary W. Bailey having since died leaving Joseph D. Bailey as surviving tenant by the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 3213 Jonesboro Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 464673 **DEEDWARR**
08/26/2020 11:41:23 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20200826-0096763

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 hands this 24th day of August, 2020.

Joseph D. Bailey

State of Tennessee
County of Davidson

Personally appeared before me Joseph D. Bailey, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2020.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 14957