Karen Johnson Davidson County
Batch# 485172 DEEDWARR
09/29/2020 11:43:30 AM 2 pgs
Fees: $13.00 Taxes: $788.10
20200929-0112028

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2966

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of September, 2020

Notary Public

Commission Expires: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Milciades Diaz Villalobos 1724 Southwind Drive Nashville, TN 37217	New Owners	135-01-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jerry W Bailey, Sr and wife, Kay M. Bailey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Milciades Diaz Villalobos

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 Davidson County, Tennessee, being Lot No. 164 on the Plan of Town Park Estates of record in Plat Book 3300, Page (s) 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the northerly margin of Southwind Drive at the corner of Lot Nos. 164 and 165; thence with the line between said two lots, northerly 104.7 feet to the corner of Lot Nos. 163, 164 and 165; thence with the line between Lot Nos. 163 and 164, northeasterly 128.65 feet to the westerly margin of D'Viile Drive; thence with the same southeasterly 148.74 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 37.68 feet to the northerly margin of Southwind Drive; thence with the same, westerly 105.52 feet to the beginning.

Being the same property conveyed to Jerry W Bailey, Sr and wife, Kay M. Bailey by Warranty deed from Doris M. Hedge (formerly known as Doris Marie Davis) and husband William K. Hedge of record in Instrument No. 20031015-0152596 Register's Office for Davidson County, Tennessee, dated September 29, 2003 and recorded on October 15, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1724 Southwind Drive, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of September, 2020.

Jerry W. Bailey, Sr

Kay M. Bailey

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry W. Bailey, Sr and Kay M. Bailey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 25th day of September, 2020.

Notary Public
My Commission Expires:

FRANCES WYMONETT ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

(Notary Seal)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED