WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Y-SB-WAG-20-2606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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)
Jamie Bailey	New Owner	
(NAME)	(NAME)	**052-13-0-055.00**
2606 Miami Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **JOHN T. GLEAVES, III AND WIFE, AMY N. GLEAVES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE BAILEY, AN UNMARRIED MAN**, 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:

Being Lot No. 35 on the Map of Wooddale Grove Annex Subdivision of part of the J.H. Gothard's Lands of record in Plat Book 547, page 109 and 110, Register's Office for Davidson County, Tennessee.

Less and Except

Land in the 3rd Civil District of Davidson County, Tennessee, being parts of Lot Nos. 32, 33, 34, 35, 36 and 37 as shown on the Plans of Woodale Grove Annex, as of record in Book 547, page 109 and 110, Register's Office for Davidson County, and described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 32, and also being at the Southeast intersection of Woodale Lane and Miami Avenue; thence Easterly along the present Southerly right of way line of Miami Avenue 300 feet to a point said point being the Northeast corner of Lot No. 37; thence Southerly along the Easterly line of Lot No. 37, 31 feet, more or less to a point in the new proposed Southerly right of way line of Miami Avenue; thence Westerly along the new proposed Southerly right of way line of Miami Avenue, 275 feet to a point of curve; thence along said curve having a radius of 25 feet, 39.3 feet to a point in the Westerly line of Lot No. 32, the same being the Easterly right of way line of Woodale Lane; thence Northerly along the same 55 feet to the point of
beginning.

Being a portion of the same property conveyed to John T. Gleaves, III and wife, Amy N. Gleaves by Warranty deed from Miami Land LLC of record in Instrument No. 20150417-0034067 Register's Office for Davidson County, Tennessee, dated April 13, 2015 and recorded on April 17, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 79, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 109 and 110, Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Book 4002, Page 764, in the 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: **2606 Miami Ave, Nashville, Tennessee 37214**.

Karen Johnson Davidson County
Batch# 512823 **DEEDWARR**
11/10/2020 09:25:55 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20201110-0132073

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 OCTOBER, 2020.

John T. Gleaves, III

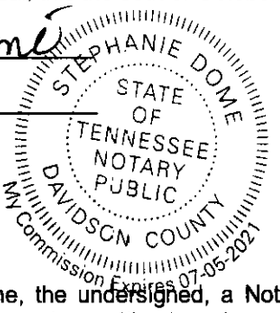
Amy N. Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. GLEAVES, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY N. GLEAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

