RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 517272 DEEDWARR
11/17/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,403.00
20201117-0135264

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,190,000.00.

Affiant

Sworn to and subscribed before me this 13 day of November, 2020.

Notary Public

My Commission Expires: 03/01/2023

(SEAL) PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Bradford O. Bailey and Morgan H. Bailey 4049 Lealand Lane Nashville, TN 37204	New Owner(s)	132-01-0P-002.00-CO

This Indenture is made on the 13th day of November, 2020, by and between **ELIZABETH S DISHMAN AND STEPHEN B ANDREWS, WIFE AND HUSBAND** ("Grantor"), and **BRADFORD O. BAILEY AND MORGAN H. BAILEY, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 4049, Lealand Commons as shown on Declaration of Covenants, Conditions and Restrictions for Lealand Commons, a Townhouse Planned Unit Development, and as shown of the plat recorded as Exhibit " B" to said declaration, record in Instrument No. 20130814-0085531, as affected by Affidavit of Scrivener' s Error recorded in Instrument No. 20130917-0097899, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Lealand Commons recorded in Instrument No. 20140106-0001440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Dishman and Stephen Andrews, wife and husband by Warranty deed from Cornerstone Investments, Inc., of record in Instrument No. 20140219-0014213 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 19, 2014.

This is improved property known as 4049 Lealand Lane, Nashville, TN 37204.

This conveyance is being made subject to:

1. Taxes for the year 2021, and subsequent years a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130814-0085531, corrected in Instrument No. 20130917-0097899, amended in Instrument No. 20140106-0001440, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. Articles of Incorporation of Lealand Commons Owner's Association, Inc of record in Instrument Number 20130816-0086449, in the Register's Office for Davidson County, Tennessee.

5. Easements and Restrictions of record in Book 1628, Page 621, Book 1713, Page 420 and Book 1757, Page 427, in the Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13th day of November, 2020.

GRANTOR:

Elizabeth S Dishman

Stephen B Andrews

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, ELIZABETH S DISHMAN AND STEPHEN B ANDREWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of November, 2020 ~~2016~~.

Patti Robitaille
Notary Public

My Commission Expires: _____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

TRUE COPY CERTIFICATION

I, BRITTANY FLYNN, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brittany Flynn

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BRITTANY FLYNN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY