39B

Karen Johnson Davidson County
Batch# 532694 DEEDWARR
12/14/2020 10:46:07 AM 2 pgs
Fees: $13.00 Taxes: $1,639.10

20201214-0146547

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3410

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of December, 2020

Notary Public

Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Bare and Kelly Smith 2024 Jones Circle Nashville, TN 37207	ATLANTIC UNION BANK 1800 ROBERT FULTON Dr #350 RESTON, VA 20191	071-08-0-119.00

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,

Jennifer R. Bailey and William W. Bailey, wife and husband

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

Michael Bare and Kelly Smith, husband and wife

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. 181 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William W. Bailey and Jennifer R. Bailey, husband and wife by Warranty deed from Joseph Graves unmarried, and Jimmy Parks, a married man, as Tenants in Common of record in Instrument No. 20181029-0106921 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 29, 2018.

Being also known as 2024 Jones Circle, Nashville, Tennessee 37207.

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: 2024 Jones Circle, Nashville, TN 37207

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 used, 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 9th day of December, 2020.

Jennifer R. Bailey

Jennifer R. Bailey

William W. Bailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer R. Bailey and William W. 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 Brentwood, Tennessee this 9th day of December, 2020.

Notary Public
My Commission Expires: 7/29/2024

BRETT MONTGOMERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
7/29/2024
COUNTY OF WILLIAMSON