RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115135

Karen Johnson Davidson County
Batch# 593512 DEEDWARR
03/17/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $835.83
20210317-0035135

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2021.

NOTARY PUBLIC

My commission expires: 4/13/2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren Bailey Jr 3152 Stoneybrook Cir Nashville, TN 37013	Legacy Mutal Mtg. 3563 Passano Pky San Antonio, TX 78231	15007006400

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty One Thousand Nine Hundred and 00/100 Dollars ($225,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL H. WOODKE AND WIFE, BARBARA M. WOODKE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DARREN ERNEST BAILEY AND VICTORIA STRICKLAND BAILEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Town Village of the Country, of record in Book 5200, pages 55 and 56, Register's Office for said County.

Said Lot No. 87 fronts 91.0 feet on the northwesterly margin of Stoneybrook Circle and extends back 160.0 feet on the northeasterly line and 164.26 feet on the southwesterly line to a dead line in the rear, measuring 13.09 feet thereon.

Being the same property conveyed to Michael H. Woodke and wife, Barbara M. Woodke from Alfred Riley Arp, III, and wife, Nancy C. Arp, by Warranty Deed dated 10/30/1982 and recorded 11/29/1982 in Book 5970, page 152, Register's Office of said County.

The address of the herein described property is believed to be 3152 Stoneybrook Circle, Nashville, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of March, 2021.

MICHAEL H. WOODKE

BARBARA M. WOODKE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Michael H. Woodke and wife, Barbara M. Woodke, 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 seal, this the 12th day of March, 2021.

RENE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-19-2024

Notary Public

Printed Notary Name

My commission expires: 11/19/2024

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