Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13962-MC

Karen Johnson Davidson County
Batch# 729082 DEEDWARR
10/04/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211004-0132682

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Emily Ann Bailie
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terrill Bailie and Emily Ann Bailie 956 Wemberton Drive Nashville, TN 37214	CrossCountry Mortgage, LLC 1585 Mallory Lane Suites 205 & 206 Brentwood, TN 37027	108-08-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Moore, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Ann Bailie and Terrill Bailie, wife and husband**, hereinafter called the Grantee(s), his/her/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. 144 on the Plan of "Resubdivision of Lots 70 Thru 90, Lots 92 Thru 97, Lots 138 Thru 145, Lots 179 Thru 181, Lot 192, Lots 194 Thru 197, Lots 203 Thru 206 and Lots 238 Thru 240, Section Two, Larchwood" of record in Plat Book 5200, Page (s) 207 and 208, 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 Matthew Moore by Warranty deed from Kelly Walter Billingsley, Executor of the Estate of Wynema Jane Billingsley, and Kelly Walter Billingsley, and Jack Wayne Billingsley, and Kandice W. Billingsley Young, Devisees of the Estate of Wynema Jane Billingsley of record in Instrument No. 20210714-0094837 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 14, 2021.

This is ☒ improved or ☐ unimproved property located at: **956 Wemberton Drive, Nashville, TN 37214**
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This conveyance is made subject to 1) Property taxes for the year 2022 and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

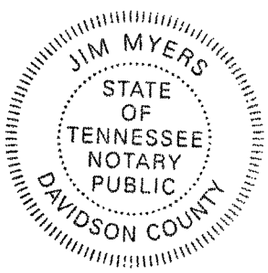
GRANTOR:

Matthew Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2021.

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

