NEW OWNER:
COURTNEY M. BAILEY
1416 ROBERTS AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
GUARANTEED RATE, INC.
3940 N RAVENSWOOD AVENUE
CHICAGO, IL 60613

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0355

Map & Parcel
08302096.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1000956 DEEDWARR
05/09/2023 09:02 08 AM 3 pgs
Fees $18 00 Taxes $1,480 00
20230509-0034398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AMANDA CRAFT, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **COURTNEY M. BAILEY, unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being part of Lot No. 8, Plan of Martha Martin Lands, in the old 18th Civil District of said County, of record in Plat Book 161, Page 101, said Register's Office and formerly of record in Plat Book 8, Page 441, and 442, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property, described according to a copy of a survey made May 30, 1946, by E. R. Southgate, Surveyor, as parts of Lot Nos. 4 and 5 on said survey as follows:

Beginning at a point in the South margin of Roberts Avenue 546.5 feet East of the easterly margin of North 14th Street; thence southwest at right angles 100 feet to a stake; thence easterly 60 feet to a stake in a fence line; thence northerly 100 feet to the South margin of Roberts Avenue; thence with same westerly 60 feet to the beginning.

Being the same property conveyed to AMANDA CRAFT, an unmarried woman, by Warranty Deed from Candace Michelle Coffee, unmarried, dated September 4, 2015, and of record in Instrument No. 20150909-0091428, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1416 ROBERTS AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 101, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, STEPHEN RHEIN, husband of the said AMANDA CRAFT, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of May, 2023.

AMANDA CRAFT

STEPHEN RHEIN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AMANDA CRAFT and STEPHEN RHEIN**, 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 office this 1st day of May, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of May, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026