WARRANTY DEED

BOOK 11285 PAGE 189

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,949.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF DECEMBER, 1998**.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GuarantyTitle and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Taylor	**Franklin American Mortgage Company**	**53-5-A14**
(NAME)	(NAME)	
1007 Cheyenne Trace	**214 Overlook Court**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **C. Robert Teames II and wife, Miriam T. Teames**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Taylor and wife Nikki Taylor and Beverly Taylor, unmarried to be held between Kevin and Nikki Taylor and Beverly Taylor as joint tenants with right of survivorship**, 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:

KT

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Cheyenne Trace of record in Plat Book 7900, Page 95, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C. Robert Teames II and wife, Miriam T. Teames by deed of record in Book 10040, Page 650, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of C. Robert Teames II and wife, Miriam T. Teames by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11285 Page 187, in the Register's Office for Davidson County, Tennessee. and in Book 11285, Page 188,

unimproved ☐
This is improved ☒ property, known as **1007 Cheyenne Trace, Madison, TN 37115**

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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.

053507
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 1:29

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

9538 01/06 0101 03CHECK 362.3

Witness my/our hand(s) this 30th day of December, 1998.

C. Robert Teames II

Miriam T. Teames

State of Tennessee
County of Davidson

On this 30th day of December, 1998 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of C. Robert Teames, II and wife, Miriam T. Teames and acknowledged that he executed the same as the free act and deed of the said C. Robert Teames, II and wife Miriam T. Teames, through Power of Attorney granted Terry DeSelms by the said C. Robert Teames, II and wife, Miriam T. Teames.

Commission expires: 5/26/2002

Notary Public

ELIZABETH E. TRIFLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11285 PAGE 191

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHRT	9494.00
CON TX	351.31
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	362.31
CHECK	362.31

01/06/99 01 13:27 0001 9338

05335 07
IDENTIF. & REFERENCE

99 JAN -6 PM 1:29.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408718