WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/01 10:41 3pgs
Fees:18.00 Taxes:403.30

20011002-0106201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 20, 2002 My Commission Expires OCT 25 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne Zanussi Taylor	SunTrust Bank	108-12-140
(NAME)	(NAME)	
1452 Quail Run Road	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37219	
(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, Travelers Home Mortgage Services, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeanne Zanussi Taylor and Timothy John Taylor wife and husband, 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:

Being Lot No. 46 on the Plan of Section Two, Trailwood, as of record in Plat Book 6050, Page 148, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made complete and accurate legal description thereof.

Being the same property conveyed to Travelers Home Mortgage Services, Inc., by deed of record in Instrument 20010321-0026924 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1452 Quail Run, Nashville, TN 37214
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 25th day of September, 2001.

Travelers Home Mortgage Services, Inc.

By: Michael G. Saulsbury
Vice-President

Attest: Amy Bitz Asst Secretary

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF ~~DAVIDSON~~ Anne Arundel

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michael Saulsbury with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President of the Travelers Home Mortgage Services, Inc. a corporation , and that he as such Michael Saulsbury executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2001.

Commission expires: ~~May 26, 2002~~ 6/21/05

Notary Public



THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney
321 West Main Street
Lebanon, Tn 37087
File No. [redacted]0266

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

I, Linda V. Jones, after being duly sworn, depose and say:

The Warranty Deed submitted for recording is the best available original of said document.

The grantor in the Warranty Deed is Travelers Home Mortgage Services, Inc. and the grantees are Jeanne Zanussi Taylor and Timothy John Taylor, husband and wife.

The date of execution of the Deed is September 25, 2001, signed by Michael G. Saulsbury, Vice President of Travelers Home Mortgage Services, Inc. and the document was acknowledged by Lashunda Smith, a Notary Public for the State of Maryland.

The legal Description of the property is:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan Of Section Two, Trailwood, as of record in Plat Book 6050, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate legal description thereof.

This Affidavit is being made to induce the Register of Deeds of Davidson County to record the with Warranty Deed.

Further Deponent saith not.

This the 1st day of October, 2001.

Linda V. Jones

Subscribed and sworn to before me, this the 1st day of October, 2001.

Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:
My Commission Expires OCT. 25, 2003