WARRANTY DEED

File Box 9-B
First Title & Escrow Co., Inc.
#19141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

Davidson County DEEDWARR
Recvd: 07/02/02 11:58 2pgs
Fees:13.00 Taxes:669.70

20020702-0079367

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Madry	Stockton Turner, LLC d/b/a	98-13-O-A-81
(NAME) 216 Cadey Cove	(NAME) Stockton Turner & Co. 2250 Lucien Way, #140	GSD00628
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Maitland , Florida 32751	
(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, **Barnabas J. Taylor and wife, Angela R. Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marvin Madry and wife, Elizabeth Madry**, 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 Number 81 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development of record in Plat Book 9700, page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barnabas J. Taylor and wife, Angela R. Taylor by Warranty Deed dated 3/29/01 and recorded under Instrument No. 20010402-0031543, Register's Office for Davidson County, Tennessee.

Taxes for the year 2001 paid in the amount of $1737.60 and all subsequent years, a lien, but not yet due and payable. Map 98-13-0-A-81.

Subject to all matters as set forth per Plat Book 9700, Page 859, Register's Office of said County.

Quitclaim Deed to Homeowners Association of Record in Instrument # 20000609-0057619, and in Instrument # 20000607-0056880, Registers Office for Said County.

Charter of Homeowner's Association as shown of record in Instrument # 20000607-0056879, Register's Office for said County.

Easement for Ingress and Egress as shown of record in Deed Book 3911, Page 875, Register's Office for said County.

By Laws of Record in Book 10290, Page 1, Registers Office for Said County.

unimproved ☐

This is improved ☒ property, known as 216 Cadey Cove, Hermitage, TN 37076

(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.

Witness my/our hand(s) this 27th day of June, 2002.

Barnabas J. Taylor * by Angela R. Taylor attys in fact

Angela R. Taylor

*By Angela R. Taylor, Attorney-in-Fact by Power of Attorney recorded immediately prior hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Angela R. Taylor, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 27th day of June, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela R. Taylor, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Barnabas J. Taylor and that she is authorized by Barnabas J. Taylor to execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIAL SEAL at Brentwood, Tennessee, this the 27th day of June, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

File Number: 12206055

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027