WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 12/28/02 10:37 2pgs
Fees:13.00 Taxes:332.63
20021228-0160748

D-0094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holley Seals Lizarraga	Wells Fargo Home Mortgage, Inc.	083-10-0-296.00
(NAME)	(NAME)	
1602 Long Ave	4456 Corporation Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA 23462	
(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, Ronald Joseph Taylor, Emily Savage, Sara Fowler, and Sara Catherine Taylor, a Minor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holley Seals Lizarraga, married, 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. 78 on the Plan of Chadwell Home Tract, called Lockland, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elmer H. Taylor and wife, Gertrude Taylor by Installment Deed from Leon Gilbert, unmarried, dated November 18, 1972, of record in Book 4656, Page 902, Register's Office for Davidson County, Tennessee. The said Gertrude Taylor having since died on August 12, 2001, and the said Elmer H. Taylor having since died on November 16, 2001. Elmer H. Taylor having a Last Will & Testament of record in Will Book 3698, Page 681506 in the Seventh Circuit Court of Davidson county, Tennessee, Probate Division. Ronald Joseph Taylor, Emily Savage, Sara Fowler, Sara Catherine Taylor, a minor, convey the subject property as the devisees under said Will.

Patricia Marie Taylor executed this instrument on behalf of Sara Catherine Taylor pursuant to Order Creating Guardianship filed December 10, 2002 as Case Number 02P2005 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1704 Forrest Avenue, Nashville, TN 37206
(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 our hands this 13th day of December, 2002.

Sara Fowler

Ronald Joseph Taylor

Patricia Marie Taylor as Guardian for Sara Catherine Taylor

Emily Savage

STATE OF ESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Joseph Taylor, Emily Savage, Sara Fowler, and Patricia Marie Taylor as Guardian for Sara Catherine Taylor the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of December, 2002.

Commission expires: 11/27/04

Dana Delworth

Notary Public

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212