WARRANTY DEED

Please return to:
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/10/04 12:39 2pgs
Fees:13.00 Taxes:506.90

20040610-0068890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Barbara Wilkinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara L. Wilkinson	U.S.Bank, N.A.	
(NAME)	(NAME)	
821 Harpeth Bend Drive	4801 Frederica Street	156-02-190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Owensboro, KY 42301	
(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, **ROBERT RANDALL TAYLOR AND WIFE, AMANDA HALL TAYLOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA L. WILKINSON, AN UNMARRIED PERSON**, 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:

LAND in Davidson County, Tennessee, being Lot No. 742 on the Plan of Harpeth Woods, Section 2, of record in Book 5200, page 280, Register's office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Robert Randall Taylor and spouse, Amanda Hall Taylor, by Warranty Deed dated April 13, 2000 from Patricia Turner (a/k/a Patricia K. Turner), married (spouse George Turner joined-in said conveyance), of record in Instrument No. 20000417-0038359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (A) 2004 property taxes which have been prorated and assumed by Grantee herein; (B) Restrictive covenants of record in Book 5884, page 840, Book 5867, page 193, Book 5882, page 261, and Book 6097, page 560, said Register's Office; and (C) All matters shown on the plat of record in Book 5200, page 280, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 821 Harpeth Bend Drive, Nashville, TN 37221

(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 25th day of May, 2004.

Robert Randall Taylor

Amanda Hall Taylor 5-25-04

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 Robert Randall Taylor, and wife Amanda Hall Taylor , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2004.

Commission expires:



Notary Public