WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Regina A. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF JULY, 2004.**

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 07/30/04 15:01 2 pgs
Fees:13.00 Taxes:629.00
20040730-0091727

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina A. Taylor	**U.S. Bank N.A.**	**151-01-0-A 038.00CO**
(NAME)	(NAME)	
3625 Burwick Place	**4801 Frederica Street**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Richard A. Aubin and wife Frances M. Aubin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regina A. Taylor and husband Steven E. Taylor**, 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. **38** on the Plan of **Chatham Pointe**, of record Plat Book **6900**, Page **444 Thru 447**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Richard A. Aubin and wife Frances M. Aubin** by deed of record in Book 9166, Page 829, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3625 Burwick Place, Antioch, TN 37013**

(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 July, 2004**.

Richard A. Aubin

Frances M. Aubin

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 Richard A. Aubin and wife Francis M. Aubin 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 Antioch, Tennessee, this 27th day of July, 2004.

Commission expires: 1-25-2006

Angela M Lake
Notary Public

