WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/07 11:27 2 pgs
Fees:13.00 Taxes:466.20

20070713-0083599

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Jennifer D Umlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2007.

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Taylor Jr.	SunTrust Mortgage, Inc.	15001023100
(NAME)	(NAME)	
430 Clearwater Drive	201 Fourth Avenue/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	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, I , William J. Furgerson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Taylor Jr. and wife, Gladys 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. 778 on the Plan of Edge-O-Lake Estates, Section 16, of record in Plat Book 4175, Page 157, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 778 fronts 80.0 feet on the southeasterly margin of Clearwater Drive and extends back 139.74 feet on the northeasterly line and 135.0 feet on the southwesterly line to a dead line in the rear, measuring 80.14 feet thereon.

Being the same property conveyed to William J. Furgerson, by deed of record in Book 5030, Page 623 and by Divorce Decree in Book 5733, Page 901, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of William J. Furgerson by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070713008359 8, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 430 Clearwater Drive, Nashville, TN 37217
(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.

JUL. 9. 2007 10:47AM ADVANTAGE TITLE 615-777-2015 NO. 6425 P. 2

Witness my hand this 9th day of July, 2007.

William J. Furgerson by Carolyn Adcock, his attorney in fact

William J. Furgerson by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of July, 2007, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of William J. Furgerson and who acknowledged that she executed the same as the free act and deed of the said William J. Furgerson, through Power of Attorney granted he by the said Carolyn Adcock.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2007.

Commission expires: 5/2/2011

Notary Public

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011