Davidson County DEEDWARR
Recvd: 05/19/08 13:43 2 pgs
Fees:13.00 Taxes:1008.25

20080519-0051242

WARRANTY DEED

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$272,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/9/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	**MAP-PARCEL NUMBERS**
Shawn M. Taylor	SunTrust Mortgage Inc.	**155-8-E-62CO**
(NAME)	(NAME)	
7516 Henderson Drive	401 Commerce St., Ste 1600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, WE, **Sharon E. McMahon, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn M. 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. 39 on the Plan of Resubdivision of Lots 39, 40 and 41 Bellevue Highlands, Phase 2, of record in Instrument No. 20010608-0060661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

BEING the same property conveyed to Sharon E. McMahon, unmarried by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation dated April 18, 2002 and filed for record in Instrument No.20020422-0049363 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7516 Henderson 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.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my hand this **12th day of May, 2008**.

Sharon E. McMahon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Sharon E. McMahon**, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2008.

Commission expires: May 23, 2009

J. Dyke Tatum

Notary Public

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009