WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

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

BOX 13
14951

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephan T. Shroder	SunTrust Mortgage, Inc.	69-16-57
(NAME)	(NAME)	
1619 Elizabeth Road	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Irvine, CA 92619	
(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 Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephan T. Shroder, 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:

The easterly 62 feet of Lot Number 3 on the Plan of J.J. Holzapfel's Subdivision at Bordeaux, not of record, and more particularly described as follows:

Beginning at a point on the northerly margin of Elizabeth Road, the southwest corner of Lot Number 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby et vir, of record in Book 1879, page 601, said Register's Office; thence with Hudgins' westerly line north 156.15 feet to a point; thence south 57 degrees 45 minutes west 62 feet to a point; thence south 156.15 feet to the northerly margin of said Elizabeth Road; thence along said margin easterly 62 feet to the beginning.

Being the same property conveyed to Robert Taylor, by deed of record in Instrument No. 20071121-0136385, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 1619 Elizabeth Road, Nashville, TN 37128

(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.

Notary Seal present but could not be reproduced

Bill Garrett
Davidson County Register

BILL GARRETT, Davidson County
Trans:T20090022789 DEEDWARR
Recvd: 04/06/09 13:46 2 pgs
Fees:13.00 Taxes:321.90
20090406-0031240

Witness my hand this 27th day of March, 2009.

Robert Taylor

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 Taylor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2009.

Commission expires: 3/20/2010

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of