# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090028535 DEEDWARR
Recvd: 04/30/09 15:10 2 pgs
Fees:13.00 Taxes:381.10
20090430-0039466

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-19-12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| NICHOLAS CHANEY | First State Bank | 08207054500 |
| (NAME) | (NAME) | |
| 619A N 2ND STREET | 480 Oil Well Road | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37207 | Jackson, TN 38305 | |
| (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, **ANTHONY R. TAYLOR, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS CHANEY, UNMARRIED,** 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. 1-B, ZONE LOT DIVISION, LOT NO.1, N 2ND STREET LOT OF RECORD IN PLAT BOOK 6200, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY R. TAYLOR BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUSST 2005-AB1 BY ITS DULY AUTHORIZED ATTORNEY IN FACT WELLS FARGO BAN, N.A., RECORDED MAY 19, 2008 IN INSTRUMENT NO. 20080519-0050848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 619A N 2ND STREET, NASHVILLE, TN 37207

(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 hand this 27th day of April, 2009.

ANTHONY R. 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, ANTHONY R. TAYLOR, with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Commission expires: 9-19-12

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY, TENN.