WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara S. Taylor	New Owner	130-7-105
(NAME)	(NAME)	
3905 A Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Jamie L. Amaral**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara S. Taylor, 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Final Plat of Sharber's Harding Place Subdivision, not of record and described according to a survey dated November 2, 1959, made by T.R. Sanford, Surveyor as follows:

Beginning at an iron pin in the south margin of Trimble Road, being the corner between Lot Nos. 20 and 21; thence in a southerly direction with the line between said lots a distance of 334 feet to an iron pin at the northeast corner of Lot No. 17; thence in a westerly direction and with the line between Lot Nos. 17 and 20 a distance of 100 feet to an iron pin at the northwest corner of said Lot No. 17; thence in a northerly direction with the line between Lot Nos. 19 and 20 a distance of 324 feet to the south margin of Trimble Road, said point being 46.75 feet easterly from the beginning of a curve; thence easterly along the southerly margin of Trimble Road 100.5 feet to a point of beginning.

Being the same property conveyed to Craig D. Pulliam and wife, Jamie L. Amaral by deed from Sage Kinney Capeland and wife, Ann Ozier Copeland of record in Book 7885, page 187 dated July 6, 1989 and further conveyed to Jamie L. Amaral by Quitclaim Deed from Craig D. Pulliam of record in Book 10472, page 649 Register's Office for Davidson County, Tennessee dated May 23, 1997.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3905 A Trimble Road, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans:T20130018737 DEEDWARR
Recvd: 03/07/13 10:56 2 pgs
Fees:13.00 Taxes:1609.50
20130307-0022791

Witness my hand this 5th day of March 2013.

Jamie L. Amaral

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 , Jamie L. Amaral, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2013.

Commission expires: 7/6/2013

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public