BILL GARRETT, Davidson County
Trans:T20130051482 DEEDWARR
Recvd: 06/19/13 09:08 2 pgs
Fees:13.00 Taxes:708.55

20130619-0062484

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$191,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-8-14

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MATTHEW ~~ALLEN~~ TAYLOR **1306 Plymouth Avenue** **Nashville, TN 37216**	Peoples Home Equity, Inc. 5205 Maryland Way, S-100 Brentwood, TN 37027	**06112010700**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HEATHER HOLLIMAN, now known as HEATHER DAVIS, a married person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ~~ALLEN~~ TAYLOR, Unmarried**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Resubdivision of certain lots in Eastdale Place, as of record in Plat Book 974, Page 22, Register's Office for said County, to which plan reference is made for a more complete description.

SAID Lot No. 16 fronts 65 feet on the southeasterly side of Plymouth Avenue and runs back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Heather Holliman by deed from William D. Smith of record in Instrument Number 20060824-0104506, Register's Office for Davidson County, Tennessee. The said Heather Holliman has since married and is now known as Heather G. Davis. This property is not and has never been the marital residence of the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of The Resubdivision of certain lots in Eastdale Place of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein.

This is the same legal description as used in the previous deed.

This is improved property known as 1306 Plymouth Avenue, Nashville, TN 37216

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 aid 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 17th day of June, 2013.

Heather Holliman now known as Heather Davis

HEATHER HOLLIMAN now known as HEATHER DAVIS

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 HEATHER HOLLIMAN now known as HEATHER DAVIS, 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 17th day of June, 2013.

Marka L. Nettle

NOTARY PUBLIC

My Commission Expires: 12/28/2013

