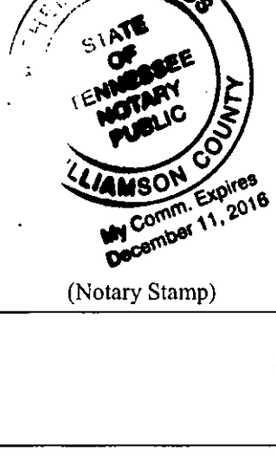
| | |
|---|---|
|  (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF Davidson**<br><br>The actual consideration or value, whichever is greater, for this transfer is $144,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of July, 2013<br><br>Notary Public<br><br>My commission expires: 12/11/16 |

**THIS INSTRUMENT PREPARED BY**
**Solomon Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20130061719 DEEDWARR
Recvd: 07/19/13 10:54 2 pgs
Fees:13.00 Taxes:532.80
20130719-0074895

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Stacia Lynds and** | **New Owner** | **82-4-322.00** |
| **946 McFerrin Avenue** | | |
| **Nashville, TN 37206** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Harold Taylor and Dorline M. Taylor, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stacia Lynds, 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 the north 50 feet of Lots 1, 2 and 3 and the South 7.5 feet of Lots No. 12, 13 and 14, Block B, on the Plan of Nashville Trust Company's Subdivision of the A.W. Shryer's Property of record in Plat Book 843, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots front together 57.50 feet on the westerly side of McFerrin Avenue as widened, and extend back between parallel lines 155 feet more or less to the easterly line of Lots No. 5 and 11 on said plan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (x) unimproved (____) property known as 946 McFerrin Avenue, Nashville, TN 37206.

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 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/our hand(s) this 18th day of July, 2013.

Harold Taylor

Dorline M. Taylor

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Harold Taylor and Dorline M. Taylor, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2013.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **413034MG**
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**8119 ISABELLA LANE, STE 105**
**BRENTWOOD, TN 37027**