File Box 8

BILL GARRETT, Davidson County
Trans: T20130093395 DEEDWARR
Recvd: 10/31/13 14:15 2 pgs
Fees: 13.00 Taxes: 974.95

20131031-0113219

WARRANTY DEED

SR13-0307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Debbie Moore
Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Oster	Legacy Mutual Mortgage (NAME)	
307 Tillman Lane	3503 Paesanos Pkwy (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio TX 78231 (CITY) (STATE) (ZIP)	083-07-0-070.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSHUA L. TAYLOR AND WIFE, SARAH TAYLOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA OSTER AND HUSBAND, NEIL KELLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County Tennessee being the westerly 90 feet of the easterly 164.5 feet of Lots Nos. 35, 36 and 37 on the Plan of the Subdivision of Robert E. Powers' Lands, of record in Plat Book 421, page 56, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 90 feet on the North side of Tillman Avenue and runs northerly 95 feet, more or less, to a point on the westerly line of Lot No. 36; thence 12 feet easterly to a point; thence northerly 75 feet, more or less, to a point on the northerly line of Lot No. 37; thence 78 feet easterly to a point at the Northeast corner of said Lot No. 37; thence southerly 169 feet, more or less, to a point on the northerly margin of Tillman Avenue.

Being the same property conveyed to Sarah Taylor by Warranty Deed from Wilmot Tord Dennis, married and Treves M. Dennis, an unmarried man, of record in Instrument Number 20090824-0079193, Register's Office for Davidson County, Tennessee, dated July 27, 2009 and recorded August 24, 2009; and further being the same property conveyed to Joshua L. Taylor and wife, Sarah Taylor by Quitclaim Deed from Sarah Taylor, married, of record in Instrument Number 20090824-0079194, Register's Office for Davidson County, Tennessee, dated July 27, 2009 and recorded August 24, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 307 Tillman Lane, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of October, 2013.

* _____
Joshua L. Taylor

* _____
Sarah Taylor

STATE OF OHIO
COUNTY OF Belmont

On this the 17th day of October, 2013, before me personally appeared Joshua L. Taylor and Sarah Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of October, 2013.

* _____
Notary Public

My Commission Expires:

(SEAL) STATE OF OHIO
NOTARY PUBLIC
JOAN ELLEN KRAMER
My Commission Expires March 15, 2015

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959