BILL GARRETT, Davidson County
Trans: T20130096685 DEEDWARR
Recvd: 11/13/13 11:18 2 pgs
Fees: 13.00 Taxes: 214.60
20131113-0117222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 58,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2013.

Notary Public

My commission expires: 7-24-(2)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AHMAD KHANSARI	**NEW OWNER**	**05003002600**
1354 BELLSHIRE TERRACE DRIVE	**SAME**	
NASHVILLE, TN 37207		

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,

KELEN F. TAYLOR AND TONY H. TAYLOR, WIFE AND HUSBAND

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

AHMAD KHANSARI, 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.23A, Zone Lot Division, Lots Nos. 23, Bellshire Terrace, Section One, Phase Two, of record in Plat Book 6900, Page 714, amending Plat Book 6250, Page 179 and 180, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO KELEN F. TAYLOR BY QUITCLAIM DEED FROM TONY H. TAYLOR, DATED 05/07/2008 RECORDED ON 05/07/2008 IN INSTRUMENT NO. 20080507-0047269 SAID REGISTER'S OFFICE FOR SAID COUNTY. TONY H. TAYLOR HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1354 BELLSHIRE TERRACE DRIVE, NASHVILLE, TN 37207.

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 in 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 30th day of October, 2013.

Kelen F. Taylor
KELEN F. TAYLOR

Tony H. Taylor
TONY H. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KELEN F. TAYLOR AND TONY H. TAYLOR, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY