WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140030268 DEEDWARR
Recvd: 05/02/14 11:22 2 pgs
Fees: 13.00 Taxes: 295.99
20140502-0037335

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of APRIL 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Taylor and wife, Barbara J. Taylor	Interline Mortgage Services	07107021100
(NAME)	(NAME)	
319 Edwin Street	10613 West Sam Houston Pkwy N #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Houston TX 77064	
(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, Nicholas A. Martin and Vanda K. Martin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Taylor and wife, Barbara J. Taylor, 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:

The westerly one half of Lot 21, on the Map of Trinity Heights, as shown on plat of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas A. Martin and Vanda K. Martin, husband and wife, by deed of record in Instrument Number 20080801-0078782, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Trinity Heights of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 319 Edwin Street, Nashville, TN 37207

(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.

Witness our hands this the ____ day of April 2014.

Nicholas A. Martin

Vanda K. Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas A. Martin and Vanda K. Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 30 day of April 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public