WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140073445 DEEDWARR
Recvd: 09/30/14 13:28 2 pgs
Fees: 13.00 Taxes: 222.00
20140930-0090131

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Temple	NEW OWNER	Parcel ID:
2705 Aspen Drive		08106009700
Nashville, TN		

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 acknowledged, we

Thelma Taylor, Devisee under the Will of Ben S. Coleman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Temple, 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. 32 on the plan of Cumberland Gardens, as of record in Book 2900, Page 3 and 4, Register's Office for said County.

Said Lot No. 32 fronts 54.7 feet on the southerly side of Aspen Drive and extends back 183.2 feet on the Easterly line and 187.3 feet on the westerly line to a dead line, which is a broken line, measuring 66.7 feet thereon.

BEING the same property conveyed to Thelma Taylor by Executrix's Deed from Carolyn Washington, Executrix of the Estate of Ben S. Coleman, of record in Instrument 20140618-0053281, dated June 12, 2014, Register's Office for said County. See also Estate of Willie B. Coleman, Probate #13P1499, Davidson County, Tennessee and the Estate of Ben S. Coleman, Probate #14P417, Davidson County, Tennessee. See also deed of record in Book 2959, Page 355, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2909, Page 135, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 3 and 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2705 Aspen Drive, Nashville, TN

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 my hand this 26th day of September, 2014.

Thelma E. Taylor
Thelma Taylor

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 Thelma Taylor, 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 and official seal at Nashville, Tennessee, this 26th day of September, 2014.

My Commission Expires: 8/23/16

Notary Public

