THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1636

Davidson County DEEDWARR
Recvd: 01/30/15 16:18 3 pgs
Fees:18.00 Taxes:2349.50
20150130-0009148

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Arthur Lennon Tori S. Lennon 5833 Robert E Lee Drive Nashville, TN 37215	Guaranty Trust Co. 316 Robert Rose Dr. Murfreesboro, TN 37129	26-6-45.00 (Tract I), 145-09-0-045.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $635,000.00

Ashley Reiss
Affiant

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 30th day of January, 2015.

Notary Public

My Commission Expires: 6-5-16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Michael W. Taylor and wife, Emily C. Taylor,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Arthur Lennon and Tori S. Lennon, husband and wife,** 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 108, SECTION 5, TYNE VALLEY ESTATES, as shown on plat of record in Plat Book 3600, Page 54, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael W. Taylor and wife, Emily C. Taylor by Warranty Deed from Richard W. Jones and wife, Jean C. Jones, recorded on the 19th day of July, 2007 in Instrument No. 20070719-0086117, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **5833 Robert E Lee Drive, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **January, 2015.**

GRANTOR(S)

Michael W. Taylor

Emily C. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael W. Taylor and Emily C. Taylor** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **January, 2015.**

Notary Public
My Commission Expires:
6-1-15



True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

