BILL GARRETT, Davidson County
Trans:T20150014048 DEEDWARR
Recvd: 02/26/15 10:05 2 pgs
Fees:13.00 Taxes:185.00
20150226-0016524

This Instrument Prepared By:
Rebecca T. Garland
85 WhiteBridge Road, Suite 100-B
Nashville, Tennessee 37205

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

WARRANTY DEED

Address of New Owner:
Kenneth Titus and Jimmie Adams IV
2050 Cooper Lane
Nashville, TN 37216025

Send Tax Bills To:
Owner

MORTGAGEE:

Map and Parcel No.
73-5-209

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Edith D. Sommerville now known as Edith D. Sommerville-Taylor** ("Grantor"), by these presents does hereby transfer, sell and convey to **Kenneth Titus and Jimmie Adams IV** ("Grantees"), their heirs and assigns, all her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Dalewood Subdivision, Section V, as of record in Book 4175, page 84, Register's Office for said County.

Said Lot No. 11 fronts 98.0 feet on the south side of Cooper Lane and extends back 165.0 feet on the east line and 165.0 feet on the west line to a dead line measuring 98.0 feet thereon.

Being the same property conveyed to Edith D. Sommerville be Degree for Redemption from National Tax Asstance Corp. dated 12/7/2000 and recorded 04/04/2005 in Instrument No 20050404-0036590, said Register's Office for Davidson County, Tennessee..

Cornell Taylor, husband of Grantor , hereby joins in this conveyance to convey any marital rights he may have in the above property.

This conveyance is subject to (a) 2015 real property taxes not yet due and payable and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

THIS IS IMPROVED PROPERTY commonly known as 2050 Cooper Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and

interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the 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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantees.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 20 day of February, 2015.

Edith D Sommerville Taylor

Edith D. Sommerville, now known as Edith D. Sommerville-Taylor

Cornell Taylor

Cornell Taylor

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 50,000.00

Krista Hughes
Affiant

x Marie Collins
my Commission Expires: 12-15-15

Sworn and Subscribed to before me on this 20th day of February, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edith D. Sommervill-Taylor and Cornell Taylor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 20 day of February, 2015.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.