Return to: Bridgehouse Title

(1)

BILL GARRETT, Davidson County
Trans:T20150033545 DEEDWARR
Recvd: 05/01/15 15:41 2 pgs
Fees:13.00 Taxes:806.60
20150501-0039680

G#27202-2

WARRANTY DEED

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$218,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathryn Taylor	**First Community Mortgage, Inc.**	**07311009300**
2920 Donna Hill Drive	**275 Robert Rose Drive**	
Nashville, TN 37214	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Harriett Kay C. Gray, Trustee of the Kay C. Gray Revocable Trust Agreement U/A/D August 23, 2013

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

Kathryn Taylor

HEREINAFTER CALLED THE GRANTEE, HER 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. 54 on the Plan of Revision of Section One, Sunset View, of record in Plat Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Harriett Kay C. Gray, Trustee of the Kay C. Gray Revocable Trust Agreement U/A/D August 23, 2013, by Warranty Deed dated November 21, 2014, from Michael L Taylor Jr. and Leslie M. Taylor, husband and wife, of record in Instrument No. 20141125-0108425, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easements of record in Book 4346, Page 519, and in Book 6710, Page 421, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **2920 Donna Hill Drive, Nashville, TN 37214**.

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 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/our hand(s) this **29th** day of **April, 2015.**

Harriett Kay C. Gray, Trustee

Harriett Kay C. Gray, Trustee of the Kay C. Gray Revocable Trust Agreement U/A/D August 23, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Harriett Kay C. Gray, Trustee of the Kay C. Gray Revocable Trust Agreement U/A/D August 23, 2013,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.