BILL GARRETT, Davidson County
Trans:T20150041500 DEEDWARRSP
Recvd: 05/28/15 14:51 2 pgs
Fees:13.00 Taxes:240.50
20150528-0049333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 28 DAY OF May, 2015

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Carmelia G. Taylor 1821 Knowles Street Nashville, TN 37208	Carmelia G. Taylor 1821 Knowles Street Nashville, TN 37208	081-15-0-176.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

J. MICHAEL ENGLE, EXECUTOR OF THE ESTATE OF CHRISTINE MCCORD

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CARMELIA G. TAYLOR

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Map of J.M. and T.J. and G. W. Harding's Addition, of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clinton Hill McCord, Jr. and wife, Christine McCord, by deed from M. G. Ferguson, Trustee, of record in Book 3225, page 557, dated May 26, 1961, said Register's Office.

The said Clinton Hill McCord, Jr. having died on or about January 27, 2011, leaving Christine McCord as the surviving tenant by the entirety.

Chistine McCord a/k/a Christine Pearson McCord, having died testate, on or about September 16, 2014. Her Will being filed in the Probate Court for Davidson County, Tennessee, under Docket No. 14P1823. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, J. Michael Engle.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Plat Book 21, page 80, said Register's Office.

This is improved property located at 1821 Knowles Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 28th day of May, 2015.

J. Michael Engle, Executor of the Estate of Christine McCord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, J. Michael Engle, Executor of the Estate of Christine McCord, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of May, 2015.

FALECHIA OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

Commission expires:_____