BILL GARRETT, Davidson County
Trans: T20150042989 DEEDWARR
Recvd: 06/02/15 13:33 2 pgs
Fees: 13.00 Taxes: 499.50
20150602-0051168

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF May, 2015.

(Affix Seal)

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

TOEDT-H15122

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Louis Toedt and Stephanie Toedt	[redacted]	150.05-0-219.00
2828 Galesburg Drive	First Bank 720 Gallatin St, Ste 150	
Nashville, TN 37217	Huntsville, AL 35801	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, VINCENT TAYLOR, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LOUIS TOEDT AND STEPHANIE TOEDT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 693 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Vincent Taylor, an unmarried man by deed from Leland D. Watts, married of record in Book 201410100094124, recorded on 10/10/2014, Register's Office for Davidson County, Tennessee.

Further Vesting: Previously conveyed to Leland D. Watts, married by Warranty Deed from BancorpSouthh Bank recorded in Inst. #200907020061972.

This conveyance is subject to Restrictions of record in Book 4549, Page 802, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 44, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

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

( ) unimproved
This is (X) improved property known as 2828 Galesburg Drive, Nashville, Tennessee 37217 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 27th day of May, 2015 :

Vincent Taylor

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named VINCENT TAYLOR, AN UNMARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee this 27th day of May, 2015.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015