WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150057501 DEEDWARR
Recvd: 07/15/15 14:26 2 pgs
Fees:13.00 Taxes:482.85
20150715-0069062

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2016~~ 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel L. Taylor	New owner	133-07-0-114
(NAME)	(NAME)	
3330 Mimosa Drive	1510 Demonbreun St. #704	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Frances Manor, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rachel L. Taylor, unmarried and Ke Qin, unmarried as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 49, on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Pages 136, 137 and 138, Register's Office, for said County.

Said Lot No. 49 fronts 94.1 feet on the northerly side of Mimosa Drive and runs back between lines 230.6 feet on the westerly side and 210 feet on the easterly side to a dead line in the rear on which it measures 72.7 feet.

Being the same property conveyed to Horace Odell Manor and wife, Frances Manor, their heirs and assigns by Warranty Deed dated 08/22/1967 from Vera Robertson (a widow), and John L. Robertson and wife, Mildred S. Robertson of record in Book 4164, Page 596, Register's Office for Davidson County, Tennessee. The said Horace Odell Manor having since died on November 1, 2011, property is solely vested in Frances Manor.

This conveyance is subject to: 1. All matters as set forth per Book 1835, Page 136-138, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3330 Mimosa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 13th day of July, 2015.

Frances Manor

Frances Manor

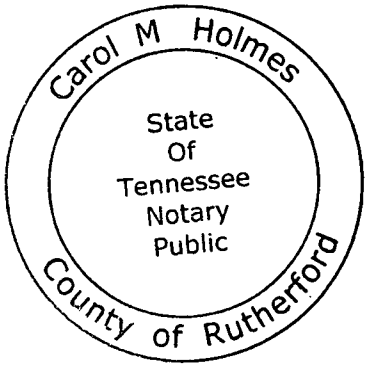
State of Tennessee
County of Rutherford

Personally appeared before me Frances Manor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2015.

Carol M Holmes

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016



RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129