BILL GARRETT, Davidson County
Trans:T20150067916 DEEDWARR
Recvd: 08/13/15 13:38 2 pgs
Fees:13.00 Taxes:782.55
20150813-0081263

WARRANTY DEED

KALYN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua A Walker and Sarah E Walker	Summit Funding	148 05 0 203.00
(NAME)	(NAME)	
323 Margo Ln.	2241 Harvard St Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Sacramento, California, 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, The Dorothy Yvonne Taylor Revocable Living Trust, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Joshua A Walker and Sarah E Walker, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19 on the Plan of Section I, Haywood Acres, of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 183.30 feet on the easterly side of Margo Lane and extends back 285 feet on the southerly line and 179.9 feet on the northerly line, to a dead line in the rear on which it measures 182.12 feet.

Being the same property conveyed to Dorothy Yvonne Taylor, Trustee of The Dorothy Yvonne Taylor Revocable Living Trust, by Deed of Correction from Yvonne Taylor, dated December 18th, 2009, of record in Instrument No. 20091222-0116218, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to James T. Taylor, Jr. and wife, Yvonne Taylor, by Deed from Randall Phillips Builders, Inc., of record in Book 3313, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015 are expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 2900, page 17; Easements; Restrictions of record in Book 2928, page 103; all of record in the Register's Office for Davidson County,

Tennessee.

unimproved ☐

This is improved ☑ property, known as 323 Margo Ln., 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 10th day of August, 2015.

The Dorothy Yvonne Taylor Revocable Living Trust

By: Deborah T. Nelson

Deborah T. Nelson, as Successor Trustee

State of GA

County of Chatham

Personally appeared before me, the undersigned Notary Public for the State of GA, Deborah T. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee of The Dorothy Yvonne Taylor Revocable Living Trust the within named Seller, and that she, as such Successor Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of The Dorothy Yvonne Taylor Revocable Living Trust by herself as Successor Trustee.

WITNESS my hand and official seal of this office in Savannah, Chatham County, GA, this 10th day of August, 2015.

Morris Friedman

Notary Public for the State of GA

My Commission Expires:

MORRIS FRIEDMAN
Notary Public Chatham Co, GA
My Commission Expires May 25, 2019

