BILL GARRETT, Davidson County
Trans:T20150074647 DEEDWARR
Recvd: 09/02/15 08:18 2 pgs
Fees:13.00 Taxes:1091.13
20150902-0089077

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Leah Taylor & Jocelyn Taylor
2085 Stokes Lane
Nashville, TN 37215

**SEND TAX BILL TO:**
Farmington Mortgage
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

**MAP/PARCEL 117-07-0M-005.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Billy Jody Jones, a married man,** has this day bargained and sold, and does hereby transfer and convey unto **Leah A. Taylor, an unmarried woman, and Jocelyn C. Taylor, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. 2085, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Billy Jody Jones, unmarried by Warranty deed from Scott Wright and wife, Beverly Wright of record in Instrument No. 20040825-0102630 Register's Office for Davidson County, Tennessee, dated August 20, 2004 and recorded on August 25, 2004.**

This is improved property known as: **2085 Stokes Lane, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2015 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 6200, page 383, and restrictions in Book 9619, page 112, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 28th day of August, 2015.

**Billy Jody Jones**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Billy Jody Jones and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of August, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$249,900.00~~ 294,900.00

AFFIANT

Subscribed and sworn to before me this the 28th day of August, 2015.

NOTARY PUBLIC

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-6-18