PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20150089572 DEEDWARR
Recvd: 10/21/15 09:47 2 pgs
Fees:13.00 Taxes:810.30
20151021-0106925

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Hope L. Taylor, unmarried has this day bargained and sold and does hereby transfer and convey unto Non Doak and Ottoway L. Doak, a married couple, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being lot 427, SUMMERFIELD SUBDIVISION, VILLAGE NINE, as shown on plat of record in Plat Instrument No 20060718-0086560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hope Taylor, S/P/A Hope L. Taylor, by QUITCLAIM deed from Hope L. Taylor and Thadous D. Thompson, dated 08-17-2012, recorded 08-24-2012, of record in Instrument Number 20120824-0076323, Register's Office, Davidson County, Tennessee.

Being the same property further conveyed to Hope L. Taylor and Husband, Thadous D. Thompson by Warranty Deed from Capitol Homes, INC., a Tennessee Corporation, dated 05-17-2007, and recorded 05-30-2007, in Instrument Number 20070530-0064055, Register's Office, Davidson County, Tennessee.

This is improved property known as 900 Summercrest Cove, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Non Doak and Ottoway L. Doak, a married couple, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 9th day of October, 2015.

Hope L. Taylor
Hope L. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Hope L. Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 9th day of October, 2015.

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Yvonne McCoy Helton
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jana Drury
Affiant

Subscribed and sworn to before me this 9th day of October, 2015.

Yvonne McCoy Helton
NOTARY PUBLIC

My Commission Expires: 7-31-19

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 164-10-0-A-382.00-CO

Name and address of new owner:
Send tax bills to:
Non Doak and Ottoway L. Doak
900 Summercrest Cove
Antioch, TN 37013

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066