Rtn to:

**Southern Land Title & Escrow, Inc.**
**P.O. Box 217**
**Nolensville, TN 37135**

#1264

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150097903 DEEDWARR
Recvd: 11/18/15 08:38 2 pgs
Fees: 13.00 Taxes: 909.83
20151118-0116770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-21-2018
(AFFIX SEAL)

JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Everett A. Hall and Melinda C. Hall | American Mortgage Servicing Co | 181 03 0A 130.00CO |
| (NAME) | (NAME) | |
| 7008 Calderwood Drive | 11503 Springfield Pike | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Cincinnati, OH 45246 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Forty-Five Thousand Nine Hundred And No/100 Dollars ($245,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew L. Taylor and Donna J. Taylor, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Everett A. Hall and Melinda C. Hall, 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:

Land in Davidson County, Tennessee, being Lot No. 130 on the plan of Section Four, Indian Creek Estates, of record in Book 11700, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew L. Taylor and wife Donna J. Taylor by Warranty Deed from Michael Garbo and wife Vida Garbo dated July 22, 2005 and recorded July 26, 2005 as Instrument No. 20050726-0087167, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7008 Calderwood Drive, Antioch, TN 37013

File Number: AHA-154756

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, has 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 our hands this 16th day of November, 2015.

Matthew L. Taylor
Matthew L. Taylor

Donna J. Taylor
Donna J. Taylor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Matthew L. Taylor and Donna J. Taylor, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: AHA-154756