BILL GARRETT, Davidson County
Trans:T20150099396 DEEDWARRSP
Recvd: 11/23/15 10:46 2 pgs
Fees:13.00 Taxes:1431.90
20151123-0118506

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.
Robert Taylor, Jr. 5851 Johnson St. Hollywood, FL 33021	Same as Owner	034 02 0 090.00
Mortgagee:		

State of Tennessee County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $387,000.00.

Affiant

Sworn to and subscribed before me on this the 20th day of November, 2015.

Notary Public

My Commission Expires: 5/8/17

This Instrument Prepared by:
CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ***HOMER E. CHANCE and RANDY E. CHANCE,*** (hereinafter the "Grantor"), has bargained and sold, and by these presents, does transfer and convey to ***ROBERT TAYLOR, JR.*** (hereinafter the "Grantee"), Grantee's successor and/or assigns, certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in the 10th Civil District of Davidson County, TN, being more particularly described as follows:

BEGINNING at an iron pin on the Southerly margin of Cude Lane, said pin being 200.00 feet from the intersection of the Easterly margin of Gallatin Road and on the Southerly margin of Cude Lane; thence with the margin of Cude Lane South 43 deg. 20 min. East a distance of 100.00 feet to an iron pin; thence leaving said margin South 42 deg. 00 min. West a distance of 175.00 feet to an iron pin; thence North 43 deg. 20 min. West a distance of 100.00 feet to an iron pin; thence North 42 deg. 00 min. East a distance of 175.00 feet to the point of beginning, said tract containing 0.40 acres.

BEING the same property conveyed to HOMER E. CHANCE and RANDY E. CHANCE by Deed dated October 6, 1999, and executed by MATTHEW S. DENNIS and wife, JUDI HOFFMAN and recorded in Book 11695, Page 249, Register's Office for Davidson County, TN.

PROPERTY SOLD "AS IS" AND "WHERE IS", NO WARRANTIES EXPRESSED OR IMPLIED.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

2015 Davidson County taxes constitute a lien, but are not yet due and payable and are assumed by Grantee.
Map & Parcel No.: 034 02 0 090.00

This is improved property known as 80 Cude Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this the 20th day of November, 2015.

Homer E Chance
HOMER E. CHANCE

Randy E. Chance
RANDY E. CHANCE

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Randy E. Chance, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 20th day of November, 2015.

NOTARY PUBLIC

CHRISTIE G. JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/8/17

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Homer E. Chance, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 20th day of November, 2015.

NOTARY PUBLIC

CHRISTIE G. JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/8/17