File No. 155247

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/15 12:00 3 pgs
Fees:18.00 Taxes:945.35
20151221-0127959

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/18/19

(AFFIX SEAL)

TRACY PULLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra K. Taskerud, et al	First Community Mortgage, Inc.	017-00-0-326.00
(NAME)	(NAME)	
1834 Union Hill Road	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Murfreesboro, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **DEBORAH DAWN MARTIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA K. TASKERUD, UMNARRIED, AND GRANT V. TASKERUD, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Subdivision Plan of the Ayers Property, of record in Instrument No. 20090417-0035209, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Johnny M. Ayers and wife, Debbie D. Ayers, by Warranty Deed from Jerry L. Uselton and Linda E. Uselton, dated 9/13/90 and recorded 9/20/90 in Book 8199, Page 615, in the Register's Office of Davidson County, Tennessee. Pursuant to Final Decree, Case No. 97D-2442 filed in the Circuit Court for Davidson County, Tennessee recorded in Book 11295, Page 865, said Register's Office, the said property was conveyed to Deborah D. Ayers, by Quitclaim Deed from Johnny M. Ayers, dated 3/9/99 and recorded 3/12/99 in Book 11382, Page 848; and being further conveyed to Deborah D. Ayers McMaster, by Quitclaim Deed from Deborah D. Ayers, dated 4/9/07 and recorded 4/17/07 in Instrument No. 20070417-0045736, in the Register's Office of Davidson County, Tennessee. (Deborah D. McMaster was married to Geoffry McMaster. See Divorce Decree filed in Docket No. 09D-2616 awarding property to Deborah Dawn McMaster.) See Also, Quitclaim Deed to Deborah Dawn Martin aka Deborah D. Ayers McMaster aka Deborah D. McMaster, unmarried, from James Buckingham and Cari Buckingham, husband and wife,

recorded 8/6/12 in Instrument No. 20120806-0070021, to effectuate boundary line change in accordance with the Subdivision Plan of the Ayers Property of record in Instrument No. 20090417-0035209, said Register's Office.

Deborah Dawn Martin was formerly known as Deborah D. Ayers, Deborah D. Ayers McMaster and Deborah D. McMaster.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 1834 Union Hill Road, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of December, 2015.

Deborah Dawn Martin by Brandon Batson, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this the 18th day of December, 2015, before me personally appeared BRANDON BATSON, to me known to be the person or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of DEBORAH DAWN MARTIN, as her Attorney in Fact, by Power of Attorney recorded immediately prior hereto in Instrument No. 20151221-0127958, and acknowledged that he executed the same as the free act and deed of the said DEBORAH DAWN MARTIN.

Witness my hand at office this 18th day of December, 2015.

Commission expires: 3/18/19

Notary Public

TRACY PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/18/19

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY