WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001872 DEEDWARR
Recvd: 01/08/16 11:23 2 pgs
Fees:13.00 Taxes:664.15
20160108-0002058

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: April 24, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Smith	SAME	061-16-0-080.00
(NAME)	(NAME)	
1316 Cardinal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry W Taylor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Smith,** 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. 11 or Block "B" on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the southerly side of Cardinal Drive formerly Martha Avenue, and runs back 207.3 feet on the westerly line, and 208 feet on the easterly line to the northerly margin of Greenland Avenue, measuring 50 feet thereon.

Being the same property conveyed to Larry W. Taylor from Virginia B. Taylor by QuitClaim Deed dated February 22, 2006 conveyed at $0.00 and recorded February 24, 2006 as Instrument No. 20060224-0021870, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1316 Cardinal Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hands this 29th day of December, 2015.

Larry W Taylor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be of Larry W Taylor and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as

WITNESS my hand and seal this 29th day of December, 2015.

Notary Public Danny Lee Smith
My Commission Expires: April 24, 2018

File No.: 14177

