FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20160008184 DEEDWARR Recvd: 02/01/16 09:04 2 pgs Fees:13.00 Taxes:1286.68 20160201-0009153	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$347,750.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 29, 2016.** Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**15-0584**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Taylor and Abbey Taylor	new owner	**51-2-41**
(NAME) **1017 S. Graycroft Avenue**	(NAME)	
(ADDRESS) **Madison,TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Franklin D. Newsom, II,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abbey Taylor and Michael Taylor, wife and husband,** 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:

The land referred to herein below is situated in the County of Davidson, City of Madison, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Pleasant Acres, Section 1, as of record in Plat Book 2133, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Franklin D. Newsom, II, by Special Warranty Deed from Bank of America, N.A., filed for record on June 12, 2015 at Instrument Number 20150612-0055637; property being the same conveyed to Bank of America, N.A. by Substitute Trustee's Deed, whereas property having been foreclosed from Karen S. Holiday and Marcia L. Hendon, joint tenants with rights of survivorship, filed for record on April 16, 2015 at Instrument Number 20150416-0033525; being the same property conveyed to Karen S. Holiday and Marcia L. Hendon, joint tenants with right of survivorship by Quitclaim Deed from Karen S. Holiday, filed for record on November 21, 2008 at Instrument Number 20081121-0114697; and further the same property conveyed to Karen S. Holiday by Warranty Deed from Charles Appleton, married, Alan Ray McCool, married and Frank R. McCool, married, filed for record on February 25, 2005 at Instrument Number 20050225-0020735, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1017 S. Graycroft Avenue, Madison, TN 37115**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **January, 2016**.

Frank D. Newsom, II

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frank D. Newsom, II**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **January, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY