WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Sammy Mallard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2016.

Karen B. Heavener
Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

KAREN B. HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert DeSalvo	Finworth Mortgage LLC	183050A33000CO
(NAME)	(NAME)	
4529 Red Bark Court	2106 Crestmoor Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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, **Michael Leo Taylor, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert DeSalvo, a single man and April Broussard, a single woman as tenants in common with right of survivorship**, 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:

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. 167, on the Plan of Phase 3, Section 9, October Woods, of record in Instrument No. 20020916-0112495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Leo Taylor, unmarried by Warranty Deed from Amy L. Flajnik and husband, Paul Scott, filed for record 08/08/2008 in Instrument No. 20080808-0081885, Register's Office for Davidson County, Tennessee. The Grantor is now married, but the above described property was not used as the primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4529 Red Bark Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160045010 DEEDWARR
Recvd: 05/27/16 11:54 2 pgs
Fees:13.00 Taxes:954.60
20160527-0053669

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 our hands this 26th day of May, 2016.

Michael Leo Taylor

State of Tennessee

County of Davidson

On this 26th day of May, 2016, before me, a Notary public in and for said County and State, personally appeared Michael Leo Taylor, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public

My Commission Expires: 5/6/2016