WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/16 08:11 3 pgs
Fees:18.00 Taxes:2414.90
20160725-0075995

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,675.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/14/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard D. Taylor Jr.	Richard D. Taylor Jr.	156-13-0-013.00
(NAME)	(NAME)	
5804 Chaseview Road	5804 Chaseview Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, we, **Norma B. Oakes**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard D. Taylor Jr. and Lisa Hillin Taylor, husband and wife**, hereinafter called the GRANTEE(S), 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. 3 on the plan of Revision Three Final Plat for Chase Creek, as of record in Instrument No. 20050725-0086191, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to C. Wayne Oakes and Norma B. Oakes by Warranty Deed dated 09/24/2009 from Daniel H. King Sr. and Donna J. King of record in Instrument 200909280089634, Register's Office for Davidson County, Tennessee. C. Wayne Oakes died on or about May 7, 2009 thereby leaving Norma B. Oakes as his surviving tenant by the entirety.

This conveyance is subject to: (1) All matters as set forth per plat in Book 9700, Page 524, Instrument 200507250086191; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 7241, Page 616; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 10659, Page 914; (4) Agreement for Dedication of Public Utilities Easement Easement of record in Book 10232, Page 329; (5) Easement of record in Book 10767, Page 5; (6) Easement of record in Instrument 200507220085740; (7) Charter of record in Book 10391, Page 570, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5804 Chaseview Road, Nashville, TN 37221
(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 GRANTEE(S), 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), 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 hand this 22nd day of July, 2016.

Norma B. Oakes

Norma B. Oakes

State of Tennessee
County of Williamson

Personally appeared before me Norma B. Oakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2016.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 8, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

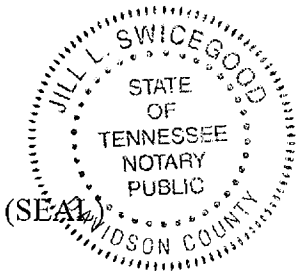
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018