WARRANTY DEED

File #16285

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.30.19
(AFFIX SEAL)

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark M. Himmel	The State Bank & Trust Co.	-161-05-0-035.00
(NAME)	(NAME)	
517 Woodhurst Drive	401 Clinton Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220-2317	Defiance, OH 43512	
(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, I, **Marc D. Taylor and wife, Beth Flowers Taylor,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark M. Himmel and Lauren E. Himmel, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 17 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 195 feet on the Southerly side of Woodhurst Drive and runs back between lines, 160.05 feet on the Easterly side and 233.73 feet on the Westerly side to a line at the rear on which it measures 114.53 feet thereon.

Being the same property conveyed to Marc D. Taylor and wife, Beth Flowers Taylor by Warranty deed from John V. Walker and wife Martha W. Walker of record in Book 11238, page 651, Register's Office for Davidson County, Tennessee, dated December 02, 1998 and recorded on December 04, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 517 Woodhurst Drive, Nashville, TN 37220-2317
(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.

BILL GARRETT, Davidson County
Trans:T20160073423 DEEDWARR
Recvd: 08/23/16 10:30 2 pgs
Fees:13.00 Taxes:1369.00
20160823-0087997

Witness my hand this 19th day of August, 2016.

Marc D. Taylor

Beth Flowers Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Marc D. Taylor and Beth Flowers Taylor, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2016.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027