BILL GARRETT, Davidson County
Trans:T20160084780 DEEDWARR
Recvd: 09/27/16 11:06 2 pgs
Fees:13.00 Taxes:719.28

20160927-0101763

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2016.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan O. Appleby 2428 Pleasant Springs Lane Hermitage, TN 37076	Peoples Home Equity 170 N. Seven Oaks Knoxville, TN 37922	064 16 0D 155.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand Four Hundred and 00/100 Dollars ($194,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOURDAN TAYLOR, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN O. APPLEBY, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Section Three, Truxton Park, of record in Instrument No. 200110240116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jourdan L. Taylor, an unmarried woman, by Warranty Deed from Debra A. Gerlica and husband Stanley A. Gerlica, dated 10/26/2011, recorded 10/28/2011, of record in Instrument No. 201110280084054, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2428 Pleasant Springs Lane, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

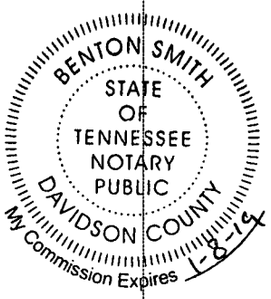
WITNESS MY/OUR HANDS, this the 14th day of September, 2016.

Jourdan Taylor
JOURDAN TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jourdan Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of September, 2016.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19