BILL GARRETT, Davidson County
Trans:T20160092320 DEEDWARR
Recvd: 10/19/16 11:22 2 pgs
Fees:13.00 Taxes:610.50
20161019-0110484

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160800408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14 **day of October, 2016**

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Bennett **315 Morton Avenue** **Nashville, TN 37211**	SAME	**119-14-0-217.00**

FOR AND IN 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,

Janis Yevonne Wilmore, Cynthia Renee Taylor, James Anthony Taylor, Sherrie Diane Baldwin and William Thomas Taylor, Heirs of the Estate of Hilary Jean Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Bennett

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:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, of record in Book 421, Page 134, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 50 feet on the southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

BEING PART OF the same property conveyed to Buford Taylor and wife, Jean Taylor by Warranty Deed from Edna R. Foster, unmarried, dated 6/28/77 and recorded 6/29/77 in Book 5165, Page 313, Register's Office for Davidson County, Tennessee. The said Buford Taylor (aka William Buford Taylor) is reported to have died on 1/25/94; and the said Jean Taylor (aka Hilary Jean Taylor and H. Jean Taylor) is reported to have died on 11/27/15. Pursuant to Affidavit of Heirship dated 7/13/16 and recorded 7/15/16 in Instrument Number 20160715-0073074, the heirs at law of Jean Taylor (aka Hilary Jean Taylor) are her five children, namely Janis Yevonne Wilmore, Cynthia Renee Taylor, James Anthony Taylor, Sherrie Diane Baldwin and William Thomas Taylor.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **315 Morton Avenue, Nashville, TN 37211**
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 17th day of October, 2016.

Estate of Hilary Jean Taylor

Janis Yevonne Wilmore, Heir

Cynthia Renee Taylor, Heir

James Anthony Taylor, Heir

Sherrie Diane Baldwin, Heir

William Thomas Taylor, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janis Yevonne Wilmore, Cynthia Renee Taylor, James Anthony Taylor, Sherrie Diane Baldwin and William Thomas Taylor, Heirs of the Estate of Hilary Jean Taylor the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 2016.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018