Davidson County	DEEDWARR
Recvd: 10/31/16 10:21	2 pgs
Fees:13.00 Taxes:825.10	
20161031-0114641	

20311
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

11/02/16

Address New Owner(s):
Tracy Taylor
608 Durrett Drive
Nashville, TN 37211

Send Tax Bills to:
NEW OWNER

Map/Parcel: 14710016300

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, I/we, **Brent Lane, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tracy Taylor, an unmarried woman** , hereinafter called the Grantee(s), 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. 20 on the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, page 82, page 83 and page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brent Lane, unmarried, by deed from Craig A. Hammond and wife, Ronda Ann Hammond, dated March 15, 2007, and filed in Instrument No. 20070322-0034743, said Register's Office.

This conveyance is subject to: 2016 taxes, prorated and assumed; Restrictive covenants filed in Book 2481, page 499 and all matters as shown on the recorded plat.

This is improved property known as: 608 Durrett Drive, 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 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 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 my/our hand(s) as on the date shown on the Notary forms.

Brent Lane

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brent Lane**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of October, 2016.

My Commission Expires: 3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $223,000.00

Affiant

Subscribed and sworn to before me this 27th day of October, 2016.

My Commission Expires: 3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY