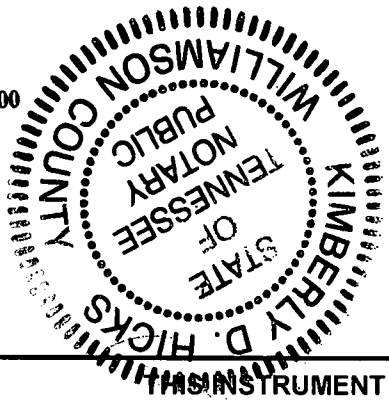
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35237



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-2518

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelvin Brown	NEW OWNER	070090029.00
(NAME)	(NAME)	
2307 Lloyd Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160107609 DEEDWARR
Recvd: 12/07/16 11:57 2 pgs
Fees:13.00 Taxes:1387.50
20161207-0128497

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, **Theodore Taylor**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kelvin Brown**, 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 the Southerly 100 feet of Lot No. 19 on the plan of H.E. Simkin's Division of the L.G. Curtis Lands, as recorded in Book 547, Page 39, Register's Office of said County.

Said part of Lot No. 19 fronts 100 feet on the Westerly side of Lloyd Avenue and runs back from the center of said avenue 430 feet on the Southerly line and 400 feet, more or less, on the Northerly line to the Easterly line of Lot No. 18, measuring 100 feet thereon.

Being the same property conveyed to Theodore Taylor by Warranty Deed from U.S. Bank National Association as Trustee for RASC 2006KS8, dated 10/08/2009, recorded 10/27/2009 of record in Instrument No. 20091027-0098807, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 547, Page 39, in the Register's Office for Davidson County, Tennessee.

Taxes for 2017 and subsequent years, a lien not yet due and payable.

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 2307 Lloyd Avenue, Nashville, TN 37218
(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 5th day of December, 2016.

Theodore Taylor

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 6th day of December, 2016.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS NOTARY PUBLIC TENNESSEE STATE OF WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064