Davidson County DEEDWARR
Recvd: 02/21/17 14:44 3 pgs
Fees:18.00 Taxes:281.20
20170221-0017406

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this ~~16th~~ 21st day of February, 2017.

Notary Public

My commission expires: 3-14-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah Taylor **Gerald Taylor**	**NEW OWNER**	**PORTION OF 07210009000**
1009 D Spain Avenue	BOX 22009 gardiner's Village RPO	
Nashville, TN 37216	Picton, ON, K0K 0A0	

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 ACKNOWLEDGE, WE,

James L. Corby, Jr. and Paul Corby

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

Deborah Taylor and Gerald Taylor, husband and wife

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 Unit B of the Spain Avenue Residences, a Tennessee Horizintal Property Regime, established pursuant to the Tennessee Horizontal Property Act, TCA 66-27-101 et seq., and by that Declaration of Covenants, Conditions, and Restrictions for Spain Avenue Residences of record in Instrument No. 201611220123127, Register's Office of Davidson County, Tennessee, said Unit being depicted on plat of same as shown on Exhibit C to said Declaration of Covenants, Conditions and Restrictions for Spain Avenue Residences, said Unit being labelled as Proposed Building Private Element B on said plat, to which reference is made for a more particular description and location of said Unit, together with that portion of the limited common elements appurtenant to said Unit.

Being a portion of the same property conveyed to James L. Corby, Jr., unmarried, and Paul Corby, unmarried, by deed from the Secretary of Housing and Urban Development dated November 28, 2006, of record in Instrument No. 20061201-0148388, Register's Office for Davidson County, Tennessee. Said portion of subject property is unimproved and never the sole principal residence of either said Grantor, their spouse nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (__x___) property known as 1009 D Spain Avenue, Nashville, TN 37216.

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 in 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 my/our hand(s) this 16th day of February, 2017.

James L. Corby, Jr.

Paul Corby

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, James L. Corby, Jr., the within named Grantor(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, at office, this 16th day of February, 2017.

Notary Public

My Commission Expires: 9/11/17



STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Paul Corby, the within named Grantor(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, at office, this 16th day of February, 2017.

Notary Public

My Commission Expires: 9/11/17



True Copy Certification

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

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY