(1)

BILL GARRETT, Davidson County
Trans:T20170033201 DEEDWARR
Recvd: 04/20/17 09:04 2 pgs
Fees:13.00 Taxes:937.95
20170420-0038635

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Arthur Carlton
1423 Dugger Drive
Nashville, TN 37214

SEND TAX BILL TO:
Wells Fargo Bank, NA
P.O. Box 11701
Newark, NJ 07101-4701

MAP/PARCEL
084-01-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chase Taylor, an unmarried man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Arthur Carlton, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Dugger Heights No. Two, as of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chase Taylor, an unmarried man by Warranty Deed from Tim Laws, an unmarried man, recorded on the 14th day of January, 2015 in Instrument No. 20150114-0004103, in the Register's Office of Davidson County, Tennessee.

This is improved/unimproved property known as: **1423 Dugger Drive, Nashville, Tennessee 37206**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given date of deed.

WITNESS MY HAND on this the 19th day of April, 2017.

Chase Taylor

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chase Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this the 19th day of April, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $253,500.00

AFFIANT

Subscribed and sworn to before me this 19th day of April, 2017

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 170214