BILL GARRETT, Davidson County
Trans: T20170036303 DEEDWARR
Recvd: 05/01/17 09:29 2 pgs
Fees: 13.00 Taxes: 595.70
20170501-0042252

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $161,000.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Canh M. Pham 3801 Creekside Drive Nashville, TN 37211	Canh M. Pham 3801 Creekside Drive Nashville, TN 37211	148-14-0-073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HORACE R. TAYLOR, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CANH M. PHAM AND WIFE, CHAU H. LY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Re-Subdivision of Lot 92, Blanchard Heights of record in Plat at Instrument No. 20080305-0022014, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Horace R. Taylor, an unmarried man by Quitclaim deed from Horace R. Taylor, a/k/a Horace Rodney Taylor, an unmarried man and Christy Taylor, an unmarried woman, who took title as husband and wife of record in Instrument No. 20130530-0054466 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 30, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3801 Creekside 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of April, 2017.

Horace R. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Horace R. Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2017.

My commission expires:

1/17/21

Notary Public

