WARRANTY DEED

File #17163

BILL GARRETT, Davidson County
Trans:T20170040319 DEEDWARR
Recvd: 05/11/17 12:17 2 pgs
Fees:13.00 Taxes:303.39
20170511-0046903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,997.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Family Trust Services, LLC	New Owner	-135-08-0A-641.00-CO
(NAME)	(NAME)	
829 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Richard C. Taylor and Jacqueline M. Taylor, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Family Trust Services, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 641, on the Plan of Tract #19, Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Taylor and wife, Jacqueline M. Taylor by Warranty deed from Roger Scantland, unmarried of record in Instrument No. 20050808-0093562 Register's Office for Davidson County, Tennessee, dated August 03, 2005 and recorded on August 08, 2005.

This conveyance is subject to: (a) that certain Deed of Trust of record in Instrument No. 20050808-0093563, which was assigned in Instrument Nos. 20150106-0001055 and 20160627-0065268, all in the Register's Office for Davidson County, Tennessee; (b) all restrictions, easements and planning documents of record, and; (c) current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 641 Longhunter Court, Nashville, TN 37217-3773

(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 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 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 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 hand this 8th day of May, 2017.

Richard C. Taylor

Jacqueline M. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Richard C. Taylor and Jacqueline M. Taylor, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2017.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027