WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph A. Bounds	New Owner	109-04-OA-010.00
(NAME)	(NAME)	
2789 Jenoaks Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Travis Taylor and Sarah Taylor f/k/a Sarah Bradley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph A. Bounds and Sheila R. Bounds, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 10, on the Plan of Final Plat for Cluster Lot Subdivision, Towering Oaks, Phase One, of record in Instrument No. 200711270137704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travis Taylor and Sarah Bradley by Warranty Deed from Felix Fuentes, Jr., a married man, dated 05/13/2016, recorded 05/18/2016, of record in Instrument No. 201605180049546, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200711270137704; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 200912150114266; (3) Easement contained in Warranty Deed of record in Instrument No. 200102050010996, Instrument No. 200410260128530, and Instrument No. 200506150068192; (4) Easement of record in Instrument No. 200508310104488, Affidavit of Scriveners Error of record in Instrument No. 200805270053369, in the Register's Office for Davidson County, Tennessee.

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 2789 Jenoaks Pass, Hermitage, TN 37076
(House Number) (Street) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170041139 DEEDWARR
Recvd: 05/15/17 12:35 2 pgs
Fees: 13.00 Taxes: 1202.50

20170515-0047940

File No.: 01288-37450
SMG TN Warranty Deed

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), their heirs and/or 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), their heirs and/or 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 our hands this 12th day of May, 2017.

Travis Taylor

Sarah Taylor f/k/a Sarah Bradley

State of Tennessee
County of Rutherford

Personally appeared before me Travis Taylor and Sarah Taylor f/k/a Sarah Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2017.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129