WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-37212

STATE OF Georgia
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 3, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old South Construction, LLC, a Tennessee Limited Liability Company	Old South Construction, LLC, a Tennessee Limited Liability Company	102-04-O-170.00
(NAME)	(NAME)	
245 Noah Drive	245 Noah Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, **T. Tyrone Taylor and Alexander Ranell Taylor, as joint tenants with right of survivorship,**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Old South Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land, together with all improvements constructed thereon, in Davidson County, State of Tennessee, and being more fully described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 795 on the plan of Charlotte Park, Section 22, of record in Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 795 fronts 72.16 feet on the northwesterly side of Mercomatic Court and extends back 164.9 feet on the northeasterly line and 186.5 feet on the southwesterly line, to a line in the rear which measures 94.8 feet thereon.

Being the same property conveyed to T. Tyrone Taylor and Alexander Ranell Taylor, as joint tenants with right of survivorship by Quit Claim Deed dated 07/22/2011 from T. Tyrone Taylor of record in Instrument 201107220056365, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170048318 DEEDWARR
Recvd: 06/07/17 08:50 2 pgs
Fees:13.00 Taxes:925.00
20170607-0056803

This Conveyance is subject to the following:

All matters as shown on the Plat recorded in Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee.
No insurance is afforded as to the exact acreage contained in the property described herein.
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☑

This is improved ☐ property, known as 6525A & - 6527B Mercomatic Court, Nashville, TN 37209
(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 GRANTEE(S), its successors 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), its successors 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 25 day of May, 2017.

T. Tyrone Taylor

Alexander Ranell Taylor

State of Georgia
County of

Personally appeared before me T. Tyrone Taylor and Alexander Ranell Taylor, 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 25 day of May, 2017.

Notary Public Zachary Alexis
My Commission Expires: 03/21/2021

ZACHARY ALEXIS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 21, 2021

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