Name and Address of New Owner:
Alan D. Taylor and Roxane Taylor
3733 East Ridge Drive
Nashville, TN 37211

Send Tax Statements To:
Pinnacle Bank
150 3rd Avenue South
Suite 900
Nashville TN, 37201

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17050551

Map and Parcel: 148 06 0 026.00

Davidson County	**DEEDWARR**
Recvd: 06/13/17 11:38	**3 pgs**
Fees:18.00 Taxes:851.00	
20170613-0059252	

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Polly D. Pewitt**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Alan D. Taylor and Roxane Taylor, husband and wife,** hereinafter called the GRANTEES, their 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, and being all of Lot No. 146, Section 4, Haywood Acres, according to survey and plat of same appearing of record in Plat Book 2900, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Shirley Joan Pewitt and Polly D. Pewitt by Quitclaim Deed dated September 1, 2016 and filed for record on September 12, 2016 in Instrument Number 20160912-0095318, of the Register's Office of Davidson County, Tennessee.

The said Shirley Joan Pewitt died on December 4th, 2016, leaving Polly D. Pewitt, as the surviving tenant by the entirety.

This conveyance is subject to the following; All matters as set forth per Plat Book 2900, page 93; Restrictive Covenants of record in Book 3075, page 160, said Register's Office.

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.

This is improved property known as: 3733 East Ridge 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 and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 ~~15th~~ 9th day of June, 2017.

Polly D. Pewitt

Polly D. Pewitt

State of Tennessee

County of Rutherford

Personally appeared before me, Polly D. Pewitt with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~15th~~ 9th of June, 2017.

Notary Public
My Commission Expires: 11-18-17

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00.

Affiant Signature

Subscribed and sworn to before me, this ~~15th~~ 9th day of June, 2017.

Notary Public
My Commission Expires: 11-18-17

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley
Notary's Signature

My Commission Expires: 12-16-18

