BILL GARRETT, Davidson County
Trans:T20170051168 DEEDWARR
Recvd: 06/15/17 10:56 2 pgs
Fees:13.00 Taxes:1887.00
20170615-0060136

This Instrument Prepared By:
G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Steven Kirby et ux
3178A Parthenon Ave.
Nashville, TN 37203

SEND TAX BILL TO:
Reliant Bank
1204 Nashville Pike
Gallatin, TN 37066

MORTGAGEE:

_____
_____
_____

Map/Parcel
#104-02-G-001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alan D. Taylor and Roxane Taylor, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Steven Kirby and wife, Kelly Kirby**, 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, being Unit A in Parthenon Townhomes, a Horizontal Property Regime with private elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Parthenon Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20041201-0142945, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Parthenon Townhomes, a Private Element Horizontal Property Regime, contained in said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument #20041201-0142945, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Alan D. Taylor and Roxane Taylor, husband and wife, by Warranty Deed dated March 15, 2014, from Julie Ann Hullett, unmarried, of record in Instrument #20140318-0022151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **3178-A Parthenon Avenue, Nashville, Tennessee 37203.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 OUR HANDS, this the **13th** day of **June, 2017**.

Alan D. Taylor

Roxane Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alan D. Taylor and Roxane Taylor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of June, 2017.

G. Philip Anderson
NOTARY PUBLIC

My Commission Expires: 3/3/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $510,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 3.3.2020