BILL GARRETT, Davidson County
Trans:T20170065755 DEEDWARR
Recvd: 08/01/17 09:54 5 pgs
Fees:28.00 Taxes:1905.50

20170801-0077788

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2017. Notary Public My Commission Expires:

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner As Follows: David M. Tudor, et ux 110 Windsor Drive Nashville, TN 37205	Send Tax Bills To: Renasant Bank	Map-Parcel Number: 131-02-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERYL TAYLOR DEBUSK GRAHAM, EXECUTRIX AND DOROTHY TAYLOR KOEHN AND CHERYL TAYLOR DEBUSK GRAHAM, Individually AND CHARLES WILBURN TAYLOR**, hereinafter called the

Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID M. TUDOR AND ELIZABETH BALL TUDOR, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 133 , as shown on the map entitled Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilburn L. Taylor and wife, Frances K. Taylor, by deed from Ruth P. Smith, unmarried, of record in Book 2452, Page 111, dated September 28, 1955, said Register's Office. Wilburn L. Taylor having since died, leaving Frances K. Taylor, as the surviving tenant by the entirety, Frances K. Taylor having since died on or about February 5, 2016. By Last Will and Testament of Frances Key Taylor, Probate Court for Davidson County Tennessee, Estate of Frances Key Taylor, Docket No. 16P412, said property was devised to Dorothy Taylor Koehn, Cheryl Taylor DeBusk Graham and Charles Wilburn Taylor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

This is improved property known as: **110 Windsor Drive, Nashville, TN 37205.**

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 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 further covenant and bind themselves, their 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.

WITNESS my hand this 31 day of July, 2017.

Cheryl Taylor DeBusk Graham, Executrix

Cheryl Taylor DeBusk Graham, Executrix

Cheryl Taylor DeBusk Graham

Cheryl Taylor DeBusk Graham, Individually

Charles Wilburn Taylor

Charles Wilburn Taylor

By: David L. Graham

David Graham, Attorney-in-Fact pursuant to Power of Attorney of record in Instrument No. 20160930-0103499, RODCT.

(Additional Signature Page to follow)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Taylor DeBusk Graham, Executrix, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of July, 2017.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

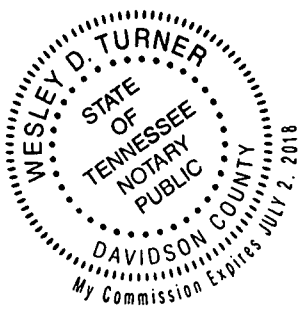
My Commission Expires: 07/02/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Taylor DeBusk Graham, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, 31 day of July, 2017.

(Seal)



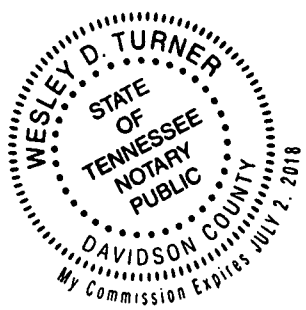
Notary Public

My Commission Expires: 07/02/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, David Graham, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Charles Wilburn Taylor, and who acknowledged that he executed the same as the free act and deed of the said Charles Wilburn Taylor.

Witness my hand and official seal this 31 day of July, 2017.



Notary Public

My Commission Expires: 07/02/2018

WITNESS my hand this 28th day of July, 2017.

Dorothy Taylor Koehn

Dorothy Taylor Koehn

STATE OF Alabama)
COUNTY OF Baldwin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Taylor Koehn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2017.

(Seal)

Vanessa Marquez Gilley

Notary Public

My Commission Expires: January 27, 2020

