THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170712804

BILL GARRETT, Davidson County
Trans:T20170074145 DEEDWARR
Recvd: 08/25/17 08:55 2 pgs
Fees:13.00 Taxes:1620.60
20170825-0087362

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $438,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheryl L. Taylor 108 SHEPARDS SQ Nashville TN 37211-7024	New Owner	Tax Parcel ID No. 172-14-0B-061.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reginald Eugene Ivory, Jr. and Catherine H. Ivory, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl L. Taylor, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Cluster Lot Development Winfield Park, Phase 2, Section 1, Revision 1, of record in Plat at Instrument No. 20010313-0024106, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Eugene Ivory, Jr. and wife, Catherine H. Ivory by Warranty Deed from Joann Neely and husband, John E. Neely, recorded on the 16th day of July, 2012 in Instrument No. 20120716-0062347, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINFIELD PARK, PHASE 2, SECTION 1, REVISION 1, as recorded in Instrument No. 20000804-0077802, revised at Instrument No. 20010313-0024106.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11113, Page 691, Resolution recorded at Instrument No. 20160211-0013422.

Easement for Sewer Line, recorded in Book 11124, Page 852.

Easement for Ingress & Egress and Cross Use Agreement, recorded in Book 5552, Page 857.

Easement for BellSouth Telecommunications, recorded in Book 11628, Page 204.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11744, Page 254.

Conveyance of open space recorded at Instrument No. 20020515-0059529.

This is improved property located at 108 SHEPARDS SQ Nashville TN 37211-7024

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2017.

Reginald Eugene Ivory, Jr.
By: Kate Rosenthal, Attorney in Fact

Catherine H. Ivory
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Reginald Eugene Ivory, Jr and Catherine H, Ivory, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of August 2017

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018