WARRANTY DEED

Bill Garrett Davidson County
Batch# 2054 DEEDWARR
09/19/2017 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,026.75
20170919-0095562

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Reed Mikell Ridenour	Peoples Home Equity, Inc.	41-15-12
(NAME)	(NAME)	
3913 Sussex Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172126

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, John C. Taylor and Elizabeth Dyanne Taylor, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Reed Mikell Ridenour, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 318, on the plan of Bellshire Estates, Section A, which is of record in Book 2331, Pages 115-116, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 318 fronts 114.2 feet on the Easterly side of Sussex Drive, and runs back 274.8 feet on the North line and 317.5 feet on the South line to a dead line, which is a broken line measuring 188.1 feet thereon.

Being the same property conveyed to John C. Taylor and Elizabeth Dyanne Taylor, husband and wife, by Warranty Deed from Paul Kazanofski, a married man, dated June 14, 2012 and filed of record in Instrument No. 20120619-0053613, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6226, Page 353, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3913 Sussex Drive, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of August, 2017

John C. Taylor

Elizabeth Dyanne Taylor

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John C. Taylor and Elizabeth Dyanne Taylor, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of August, 2017.

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017