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Bill Garrett Davidson County
Batch# 5400 DEEDWARR
09/27/2017 03:55:01 PM 3 pgs
Fees: $18.00 Taxes: $925.00

20170927-0099102

Return to:
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P O BOX 217
NOLENSVILLE, TN 37135

#1458

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffrey A. Taylor and wife, Rebecca Taylor	SWBC Mortgage Corp.	Map- 185-00-0-
5947 Cane Ridge Road	9311 San Pedro Ave, Ste 100	Parcel- 017.00
Antioch, TN 37013	San Antonio, TX 78216	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Susan Hunter, unmarried, (a ½ undivided interest) and Kelly Diane Brewer and Randall Lynn Walker, (a ½ unmarried interest),** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jeffrey A. Taylor and Rebecca Taylor, husband and wife,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Susan Hunter, unmarried and Randall Walker, unmarried by warranty deed dated May 6th, 2016 from Imogene H. Walker, unmarried of record in Instrument No. 20160511-0046894, said Register's Office. The said Randall Walker (aka Randall Joe Walker) having since died on April 28, 2017 and his ½ interest in title vested in Kellye Diane Brewer and Randall Lynn Brewer, his heirs-at-law. Kellye Diane Brewer an Kelly Diane Brewer are one and the same person.

Affidavits of Heirship recorded in Instrument Nos. 20170927-0099099 and 20170927-0099100, said Register's Office.

This instrument is executed on behalf of Susan Hunter, by Robert J. Notestine, III as her Attorney-In-Fact pursuant to Power of Attorney recorded in Instrument No. 20170927-0099101, said Register's Office.

This is the same legal description as in last deed of record.

This is not the personal, marital or primary residence of Kellye Diane Brewer or Randall Lynn Walker, spouses and/or any dependents.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable and assumed by Grantees.**
2. **Any and all matters according to a survey dated May 1, 2000 and prepared by R.L. Spears & Co., Mt. Juliet, TN.**

This is unimproved property known as: **5947 Cane Ridge Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 7th day of September 2017.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of September 2017.

Kellye Diane Brewer

Randall Lynn Walker

KDB

Susan Hunter by Robert J. Notestine, III, as her Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kellye Diane Brewer and Randall Lynn Walker and Robert J. Notestine, III, as Attorney-in-Fact for Susan Hunter**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 7th day of September 2017.

2017.

Notary Public
My Commission Expires: 11/21/2018

EXHIBIT "A"

Land in Davidson County, Tennessee, and being described as follows:

BEGINNING at an iron pin rod on the Westerly right-of-way of Cane Ridge Road, said point being the Southeasterly corner of subject tract and the Northeasterly corner of Lot No. 1 "Clarence Ray Walker Subdivision", Section One, of record in Book 5800, page 158, said Register's Office; thence leaving said right-of-way with Lot No. 1, South 86 deg. 35' 47" West, 528.66 feet to an iron rod; thence with property of Steve Turner, Instrument No. 20000602-0055173, North 3 deg. 28' 29" West, 399.96 feet to an iron rod; thence North 83 deg. 22' 43" West 231.73 feet to an iron rod; thence with property now, or formerly owned by Sallie H. Wingler, Deed Book 2650, page 451, R.O.D.C., North 4 deg. 45' 28" East 306.29 feet to an iron rod; thence South 83 deg. 01' 47" East, 473.74 feet to an iron rod; thence with property now, or formerly owned by John K. Cravens, Deed Book 5209, page 855, R.O.D.C., South 2 deg. 49' 48" West, 300.66 feet to an iron rod; thence South 86 deg. 03' 34" East, 300.01 feet to an iron rod; thence with a curve to the right, having a radius of 2,809.85 feet, and in a general Southerly direction 99.99 feet to an iron rod; thence South 0 deg. 20" 20" West, 73.68 feet to the point of beginning.