Bill Garrett Davidson County
Batch# 14396 DEEDWARR
10/17/2017 12:00:08 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20171017-0106314

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

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

Notary Public
My commission expires: 1-8-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 2104 Jones Avenue Trust Po Box 160772 Nashville, TN 37216	c/o Same	071-08-0-137.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Parman n.k.a Sandra Parman Taylor,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 2104 Jones Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 148 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Sandra Parman, unmarried, by Warranty Deed from William T. Kimble, unmarried, dated March 18, 1998 of record in Book 10846, Page 261, Register's Office for Davidson County, Tennessee. Said conveyance was made by the attorney-in-fact for William T. Kimble as granted by Unlimited Power of Attorney of record in Book 10846, Page 260, Register's Office for Davidson County, Tennessee.

Being also known as 2104 Jones Avenue, Nashville, Tennessee 37207.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2104 Jones Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 13th day of October, 2017.

Sandra Parman Taylor

James Taylor

James Taylor husband of Sandra Parman Taylor joins in this conveyance to convey any and all marital interest in the subject property.

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 **Sandra Parman Taylor and James Taylor,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of October, 2017.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2017075382

