THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813237** **Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #:** 0BR-17-1129	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 30th day of October, 2017. Dana Delworth Notary Public My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-6-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Renee Herron 1129 Stockell Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071-15-0-374.00

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, **Emily H. James n/k/a Emily J. Hansen, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Renee Herron, an unmarried woman**, ("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(s) 124, as shown on the map entitled Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record as Plat Book 332, page 40, 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 EMILY H. JAMES, UNMARRIED, by deed from ANDREW TILGHMAN, of record in Instrument No. 20130715-0073159, dated July 12, 2013, said Register's Office.

Nathan Hansen joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 071-15-0-374.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 332, page 40, said Register's Office.

This is improved property located at 1129 Stockell Street Nashville TN 37207

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.

Bill Garrett Davidson County
Batch# 20036 DEEDWARR
11/01/2017 11:13:44 AM 2 pgs
Fees: $13.00 Taxes: $984.20

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 30th day of October, 2017.

Emily H. James n/k/a Emily J. Hansen

Nathan Hansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily H. James n/k/a Emily J. Hansen and Nathan Hansen, 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 30th day of October, 2017.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018