Bill Garrett Davidson County
Batch# 25747 DEEDWARR
11/15/2017 10:12:20 AM 2 pgs
Fees: $13.00 Taxes: $882.45

20171115-0117305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

ELIZABETH YARBROUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires July 5, 2021

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jeff Taylor 8513 Calistoga Way Brentwood, TN 37027	First Bank 318 Seaboard Lane #305 Franklin TN 37067	181-14-0A159.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Albert Rich Dorsey IV and Melissa Dorsey, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeff Taylor, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 213 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218, and Second Suppplemental Declaration (Annexing Phase 3) in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Albert Rich Dorsey IV and Melissa Dorsey, husband and wife by Warranty deed from Lance J. Maliszewski and wife, Joni A. Maliszewski of record in Instrument No. 20140722-0064921 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 8513 Calistoga Way, Brentwood, Tennessee 37027

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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/our hand(s) this 14th day of November, 2017.

Albert Rich Dorsey IV

Melissa Dorsey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Albert Rich Dorsey IV; Melissa Dorsey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of November, 2017.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE