Bill Garrett Davidson County
Batch# 38012 DEEDWARR
12/18/2017 09:18:32 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20171218-0128323

189,900

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $189,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of December, 2017.

NOTARY PUBLIC
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Lynn Randles	new owner	06509008000
(NAME)	(NAME)	
4884 Whittier Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $189,900.00 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 **Stephen Taylor and Deborah A. Barnes, tenants in common with rights of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jennifer Lynn Randles and Nathanael Vaprin, Wife and Husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 114 on the Plan of Sherwood Forest, Section 3, of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot 114 fronts 90 feet on the westerly margin of Whittier Drive and extends back 194.29 feet on the southerly margin and 190.0 feet on the northerly margin to a dead line in the rear measuring 80.12 feet there on.

Being the same property conveyed to Stephen Taylor and Deborah A. Barnes, tenants in common with rights of survivorship by deed from George F. Purnell dated July 6, 2015 and recorded as Instrument No. 20150708-0066160, Register's Office for Davidson County, Tennessee.

FILE #: 17-6230

This property is **improved** property known as: 4884 Whittier Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of December, 2017.

Stephen Taylor

Stephen Taylor

Deborah A. Barnes

Deborah A. Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Taylor and Deborah A. Barnes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6230

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BC-17-4884