WARRANTY DEED

Bill Garrett Davidson County
Batch# 39491 DEEDWARR
12/19/2017 01:53:55 PM 2 pgs
Fees: $13.00 Taxes: $1,515.15

20171219-0129261

File No. RW0003640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

RONNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stevie Taylor (NAME)	New Owner (NAME)	
4912 Montclair Dr (ADDRESS)	(ADDRESS)	146-08-0-165.00
Nashville, TN, 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Caleb Gregory and Katie Gregory, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stevie Jordon Taylor, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 426 on the Plan of Section Six, Crieve Hall Estates, of record in Book 2331, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Fieldcrest Drive at the corner of Lots Nos. 425 and 445; thence westerly with the margin of said Drive 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a concrete monument in the easterly margin of Montclair Drive; thence northerly with said Drive 130 feet to the common corner of Lots 426 and 427; thence easterly along the line between said lots 150 feet to a concrete monument in the west line of Lot 445; thence southerly with the line between Lots 445 and 426, 150 feet to the point of beginning.

Being the same premises conveyed to Caleb E. Gregory and Katie W. Gregory, husband and wife by Warranty Deed from Daniel Stephenson and Hanna Stephenson, husband and wife, recorded the 10th day of August 2015, as Instrument No. 20150810-0079490, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4912 Montclair Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15th day of December, 2017.

Caleb Gregory

Katie Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caleb Gregory and Katie Gregory, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of December, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206