Bill Garrett Davidson County
Batch# 40501 DEEDWARR
12/21/2017 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $111.00
20171221-0130109

WARRANTY DEED

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF December 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Quiana Taylor	same	07008004200
(NAME)	(NAME)	
W. Trinity Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Brad Dodge, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quiana Taylor, 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 parts of Lot Nos. 167, 168, 169 and 170 on the plan of Haynie's Republican Plan a Subdivision of Lots 1 and 2 of the "free Silver Plan", of record in Plat Book 161, page 92, said Register's Office, reference to which is hereby made for a more complete description. Said parts of said lots adjoin and front together 100 feet on the westerly side of McKinley avenue and run back 100 feet more or less to a dead line in the rear.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed dated 03/27/1991 from Morris Levine, unmarried, individually and a Trustee of record in Book 8317, page 556, Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to Morris Levine, Trustee by Warranty Deed dated 11/12/1966 from Charles E. Binkley and Bobby Jones of record in Book 4093, page 148, Register's Office for Davidson County Tennessee.

FURTHER being part of the same property conveyed Brad Dodge by deed dated 12/31/2015 from Gay Levine Elsen, Executrix of the Estate of Morris Levine.and filed of record on 01/04/2016 in Instrument No. 201601040000151, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as W. Trinity Lane Nashville TN 37207
(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 our hands 12/29/17.

Brad Dodge by Jonathan Hagan Attorney in Fact
Brad Dodge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brad Dodge, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of December, 2017.

Notary Public
My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

True Copy Certification

I, Deliana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19