WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett
Batch# 45622
01/08/2018 02:29:44 PM
Fees: $13.00 Taxes: $6,105.00

Davidson County
DEEDWARR
2 pgs

20180108-0002375

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance D. Carney and Laura M. Carney	New Owner	116-11-0-042.00
(NAME)	(NAME)	
414 Sunnyside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, ROBERT KEVIN TAYLOR, UNMARRIED AND REBECCA JONES TAYLOR, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, LANCE D. CARNEY AND LAURA M. CARNEY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 the Southerly 80 feet of Lot No. 13 and the Northerly 45 feet of Lot No. 12, Block E on the unrecorded Map of Honeywood Subdivision, and being more particularly described: as follows:

BEGINNING at a point in the Easterly margin of Sunnyside Drive at a point 20 feet South of the common corner of Lot Nos. 13 and 14; thence Easterly along the line parallel to the line between these lots, 280.5 feet, more or less, to the Westerly margin of a 40 foot street, not opened; thence with the margin of said street in a Southerly direction 125 feet to a point; thence Westerly along a line parallel to Lot Nos. 12 and 13, 280.5 feet, more or less, to a point in the Easterly margin of Sunnyside Drive; thence with said Drive, Northerly 125 feet to the beginning,

Being the same property conveyed to ROBERT KEVIN TAYLOR AND WIFE REBECCA JONES TAYLOR, by deed from LORI D. HALLORAN, MARRIED of record in Instrument No. 20090318-0024485, dated February 27, 2009, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; being the Southerly 80 feet of Lot No. 13 and the Northerly 45 feet of Lot No. 12, Block E on the unrecorded Map of Honeywood Subdivision; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 414 Sunnybrook Drive, Nashville, TN 37205

(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 this 29th day of December, 2017.

Robert Kevin Taylor

Rebecca Jones Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kevin Taylor and Rebecca Jones Taylor, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.