Bill Garrett Davidson County
Batch# 52617 DEEDWARR
01/29/2018 11:48:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180129-0008965

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of January, 2018, by and between Maria Estes Hall, party of the first part, and Ashley Taylor, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 65, on the Plan of Golden Valley Estates, Section 1, of record in Book 4175, Page 142, Register's Office said County.

Beginning at a point in the northerly margin of Ewingwood Drive at the common corners of Lots Nos. 65 and 64; thence northerly with the common line between said Lots 109.02 feet to a point; thence easterly with the common line between Lots Nos. 65 and 66, 77.3 feet to a point in the westerly margin of Ewingdale Drive; thence with the margin of said Drive southerly 89.35 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to a point in the northerly margin of Ewingwood Drive; thence with the margin of said Drive, westerly 53.89 feet to the point of beginning.

Being all or part of the same property conveyed to Maria Estes Hall by virtue of that certain Warranty Deed dated September 11, 2017, and being of record at Instrument No. 20170913-0093703 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as her primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 4175, Page 142, Book 4447, Page 108, and Book 4447, Page 594 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Maria Estes Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Maria Estes Hall, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ashley Taylor

3164 Ewingwood Dr, Nashville, TN 37207

Tax Parcel No 06001009700

Property Address: 3164 Ewingwood
Nashville, TN 37207

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019