Bill Garrett Davidson County
Batch# 64755 **DEEDWARR**
03/02/2018 02:44:11 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180302-0020017

WARRANTY DEED

STEVEN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

P-BR-18-4003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan A. Taylor and Amy L. Taylor	FRANKLIN SYNERGY BANK	
(NAME)	(NAME)	**061-10-0-042.00**
4003 Hutson Avenue	722 COLUMBIA AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY L. YATES AND HUSBAND, EVAN C. YATES,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RYAN A. TAYLOR AND AMY L. TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 192 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy L. Yates and husband, Evan C. Yates by Warranty deed from Crown Industries, LLC, a Tennessee limited liability company of record in Instrument No. 20160726-0076834 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 26, 2016.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 547, Page (s) 103 and 104, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5248, Page 408, Book 5093, Page 690, Book 5043, Page 514, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160726-0076834 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4003 Hutson Avenue, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF MARCH, 2018.

Tracy L. Yates

Evan C. Yates

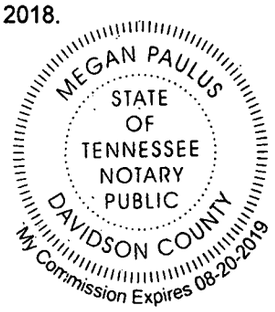
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY L. YATES, the within named 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 1st of March, 2018.

Notary Public

My Commission Expires: 8/20/19
(SEAL)



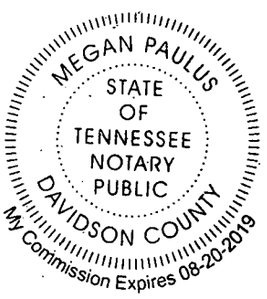
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN C. YATES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2018.

Notary Public

My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212