Bill Garrett Davidson County
Batch# 70328 DEEDWARR
03/19/2018 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20180319-0025265

Prepared by: & Return to:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 192,000.00

Affiant

Subscribed and sworn to before me, this 12th day of March 2018.

Notary Public Stacey Denson Palmer
My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Jasma S. Taylor	United Shore Financial SVC., LLC	165 14 0 094.00
4909 Peppertree Dr.	1414 East Maple Rd	
Antioch TN 37013	Troy MI 48083	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kayla Bush, unmarried, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jasma S. Taylor, a single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 87 on the Plan of Peppertree Forest Section 13 as shown on plat of record in Book 8250 Page 19 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kayla Bush by deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20140818-0074399 Register's Office for Williamson County, Tennessee

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Peppertree Forest Section 13 as shown on plat of record in Book 8250 Page 19 Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 8678 Page_.514 Register's Office for County, Tennessee

This property is improved property known as 4909 Peppertree Dr., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12 day of March, 2018.

Kayla Bush

Kayla Bush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kayla Bush, the bargainor(s), 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 at Brentwood, Tennessee, this 12th day of March, 2018.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10463

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

