# WARRANTY DEED

File #18063 Bill Garrett Davidson County
Batch# 72559 DEEDWARR
03/23/2018 09:50:31 AM 2 pgs
Fees: $13.00 Taxes: $77.70

20180323-0027408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip E. Taylor | New Owner | -043-13-0A-035.00-CO |
| (NAME) | (NAME) | |
| 919 Oneida Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | | |
| (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, I, **Rebecca L. Priddy, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip E. Taylor, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being apartment Unit Number 3-3, of Robin Hood Condominium created under Title 64, Sections 27 01 , et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed in Book 5388, Page 524, Register's Office for Davidson County, Tennessee , reference being made to the said Master Deed, Exhibit "A" and Exhibit "A-l", thereto for a specific identification and description of the apartment herein conveyed, and as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Rebecca L. Priddy, an unmarried woman by Warranty deed from Robert Henry Cummings, Jr. and Maria Beth Richards Cummings, husband and wife of record in Instrument No. 20000719-0071453 Register's Office for Davidson County, Tennessee, dated July 14, 2000 and recorded on July 19, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 323 Forrest Park Rd #3-3, Madison, TN 37115

(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.

* and as amended in Book 6569, Page 149 and Book 11399, Page 660

Witness my hand this 16th day of March, 2018.

Rebecca L. Priddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rebecca L. Priddy, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #:** JFTS18323H