Bill Garrett Davidson County
Batch# 74879 DEEDWARR
03/29/2018 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,896.25
20180329-0029556

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $512,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of March, 2018.

NOTARY PUBLIC

My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Emily Scott & Gentian Mjeshtri	NEW OWNER	11814001000
(NAME)	(NAME)	
70 Jay Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		

Warranty Deed

For and in Consideration of the sum of $512,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Camille A. Taylor and Robert Jordan Taylor, Jr. and Deborah Ann Taylor Dematteo and Richard Edwin Taylor and Jill Leigh Taylor Meyer and Randall Eugene Taylor, heirs at law of Robert Jordan Taylor, Sr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Emily Scott and Gentian Mjeshtri, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. Park, 74 on the of Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, of the Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Gen. John B. Hood Trail, the common corner of Lots Nos. 72 & 74; thence with the line between said lots southeasterly 103 feet to a point, the common corner of Lots Nos. 72, 73 and 74; thence with the line between Lots Nos. 74 and 73, northeasterly 147.5 feet to the southwesterly margin of Underwood Avenue; thence with the margin of said Avenue northwesterly 119.2 feet to a point, the beginning of a curve; thence around said curve in a westerly direction 60 feet to the southeasterly margin of Gen. John B. Hood Trail; thence with the margin of the same southwesterly 146.6 feet to the point of beginning.

Being the same property conveyed to G. W. Taylor and wife, Bassel E. Taylor by deed from C. B. Kelley of record in Book 1195, page 592, said Register's Office. G. W. Taylor having predeceased Bassel E. Taylor. Bassel E. Taylor having died and under the Third Article of the Last Will and Testament of Bassel E. Taylor, deceased, of record in Book 8415, page 121, said Register's Office, property was devised to Margaret Taylor Gambill, Linda Sue Jobe and Robert J. Taylor. Margaret Taylor Gambill and Linda Sue Jobe having conveyed their interest to Robert J. Taylor by deed of record in Book 9385, page 518, said Register's Office. The said Robert Jordan Taylor having since died intestate with a probate case currently pening in the Williamson County Chancery Court, Case No. P9360. Affidavits of Heirship for the Estate of Robert Jordan Taylor of record in Instrument Number 20180110-0003170 and Instrument No. 201803290029555_, said Register's Office, establishes his only heirs at law to be Camille A. Taylor, his spouse, a one-third (1/3) undivided interest and the remaining interests vested in his only children Robert Jordan Taylor, Jr., Richard Edwin Taylor, Jill Leigh Taylor Meyer, Deborah Ann Taylor Dematteo and Randall Eugene Taylor. Camille A. Taylor having since been appointed a Conservator as shown in Docket No. C9308, in the Chancery Court for Williamson County, Tennessee. Order being recorded in Instrument No. _201803290029551_, said Register's Office. See also Order Approving the Sale of said property of record in Instrument No. _201803290029552_, said Register's Office.

This property is **improved** property known as: 3501 Robin Road, Nashville, TN 37204.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of March, 2018.

Conservatorship for the Estate of Camille A. Taylor

BY: _____
Sunil Kawatra, Conservator

_____
Robert Jordan Taylor, Jr.

_____
Deborah Ann Taylor Dematteo

_____
Randall Eugene Taylor

_____
Richard Edwin Taylor
by Robert Jordan Taylor, Jr., Attorney in Fact

_____
Richard Edwin Taylor
by Deborah Ann Taylor Dematteo, Attorney in Fact

_____
Jill Leigh Taylor Meyer
by Robert Jordan Taylor, Jr., Attorney in Fact

_____
Jill Leigh Taylor Meyer
by Deborah Ann Taylor Dematteo, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Sunil Kawatra**, 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 he/she executed the within instrument for the purposes therein contained, and who further proved to me that he/she is the **Conservator** of the **Conservatorship for the Estate fo Camille A. Taylor,** and is authorized to execute this instrument on his/her/its behalf.

Witness my hand and official seal, this the 26th day of March, 2018.

_____
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

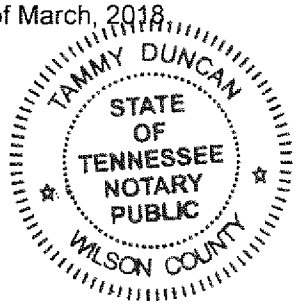
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Jordan Taylor, Jr., Deborah Ann Taylor Dematteo, and Randall Eugene Taylor**, the herein 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 26th day of March, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



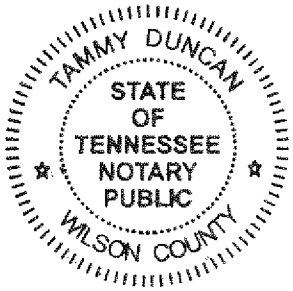
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Robert Jordan Taylor, Jr. and Deborah Ann Taylor Dematteo**, 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 he/she executed the within instrument on behalf of **Richard Edwin Taylor** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Richard Edwin Taylor,** and is authorized by **Richard Edwin Taylor** to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 26th day of March, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



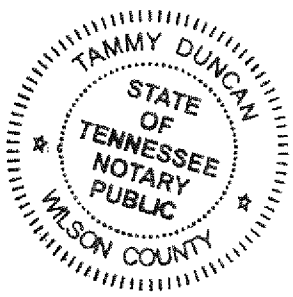
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Robert Jordan Taylor, Jr. and Deborah Ann Taylor Dematteo**, 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 he/she executed the within instrument on behalf of **Jill Leigh Taylor Meyer** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Jill Leigh Taylor Meyer,** and is authorized by **Jill Leigh Taylor Meyer** to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 26th day of March, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL) JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY