WARRANTY DEED

Bill Garrett Davidson County
Batch# 75217 DEEDWARR
04/02/2018 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20180402-0030049

W-WR-18-6032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-27-2019 (AFFIX SEAL)

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

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)
Andrea T. McKellar and Dudley W. Taylor	**New Owner**	
(NAME)	(NAME)	**158-03-0-073.00**
6032 Gardendale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JILL BRANYAN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA T. MCKELLAR AND DUDLEY W. TAYLOR, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/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. 35 on the Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page (s) 61 and 62, 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 Jill Branyan , a single woman by Warranty Deed from Stuart C. Brown and wife, Roberta G. Ahern Brown of record in Instrument No. 20150924-0097370 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 24, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page (s) 61 and 62, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2435, Page (s) 237, Book 2446, Page 405, Book 2447, Page 303, Book 2603, Page 440, Book 3836, Page 620, Book 4151, Page 18, Book 4169, Page 719, Book 4207, Page 397 and Book 4242, Page 811, Book 2331, Page 142, Book 2596, Page 123, Book 4242, Page 811, Book 10357, Page 940, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7499, Page 442, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150924-0097370 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: **6032 Gardendale Drive, Nashville, Tennessee 37215**.

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 my/our hand(s) this the 30th DAY OF MARCH, 2018.

Jill Branyan

Robert Jordan French by Jill Branyan, Attorney in fact

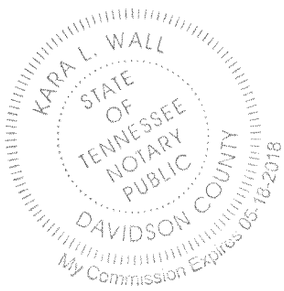
Robert Jordan French by Jill Branyan, Attorney in Fact, spouse of Jill Branyan, hereby joins in this conveyance and does transfer and convey any and all marital interest Robert Jordan French may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL BRANYAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

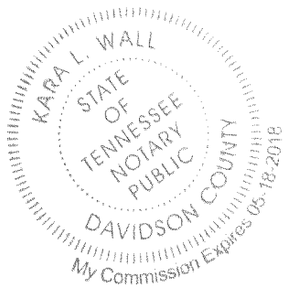


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL BRANYAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT JORDAN FRENCH, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT JORDAN FRENCH.

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: August 27, 2018

GILLIAN B. KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY