Bill Garrett Davidson County
Batch# 82867 DEEDWARR
04/19/2018 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180419-0037034

WARRANTY DEED

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $165,000.00.

Affiant

Subscribed and sworn to before me this 17 day of April, 2018.

Notary Public
My Commission expires: NOV 0 8 2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zina G. Taylor	new owner	053090A00100CO
1408 E. Cedar Ln.		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zina G. Taylor, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1408 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit which are of record in Book 5625, Page 1, Register's Office for said county.

Being the same property conveyed to **Wanda Williams, unmarried from Music City Financial, LLC, by Warranty Deed on December 7, 2017, of record in Instrument Number 20180103-0000869, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 262, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6081, Page 879, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5625, Page 1; Book 6119, Page 322 and Book 10268, Page 492, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1408 East Cedar Lane, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 166, 2018.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 16, 2018

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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)

