WARRANTY DEED

Bill Garrett Davidson County
Batch# 84273 **DEEDWARR**
04/24/2018 12:41:25 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180424-0038548

File No. RW0003934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jabar Zawita	US Bank	098-06-0A-011.00
(NAME)	(NAME)	
1508 Goldfinch Cir	PO Box 20005	
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076	Owensboro, Ky 42304	
(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, **William Clay Taylor, Joseph Darrell Taylor, Teresa Shannon Pruitt, Alanna Deona Frederiksen, Tracy Michelle Alderman and Alicia Marie McClanahan,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jabar Zawita,** a single man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 11 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Allan C. Brenneis and Judith C. Brenneis, husband and wife by Special Warranty deed of record in Instrument No. 20060803-0094449, Register's Office for Davidson County, Tennessee. The said Allan Charles Brenneis, having died on or about May 19, 2017, leaving Judith C. Brenneis, as surviving tenant by the entirety. Judith C. Brenneis, having died on or about September 27, 2017. Reference is hereby made to Case No. 17P-1857 and No. 17P-1858, Probate Court for Davidson County, Tennessee.

Said property was further conveyed to William Clay Taylor, Joseph Darrell Taylor, Teresa Shannon Pruitt, Alanna Deona Frederiksen, Tracy Michelle Alderman and Alicia Marie McClanahan by Personal Representative's Quitclaim Deed of record in Instrument No. 20180404-0031672, said Register's Office.

Tracy Michelle Alderman is one and the same person as Tracy Michele Alderman.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1508 Goldfinch Cir, Hermitage, TN 37076

(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.

Witness my hand this 9th day of April, 2018.

William Clay Taylor

Joseph Darrell Taylor

Teresa Shannon Pruitt

Alanna Deona Frederiksen

Tracy Michele Alderman

Alicia Marie McClanahan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Clay Taylor, Joseph Darrell Taylor, Teresa Shannon Pruitt, Alanna Deona Frederiksen, Tracy Michele Alderman, Alicia Marie McClanahan, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of April, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206