STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 85904 DEEDWARR
04/27/2018 01:30:53 PM 2 pgs
Fees: $13.00 Taxes: $858.40
20180427-0039930

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2018.

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 01-02-2020
File No. G18-1642D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald Taylor, Jr., An Unmarried Man (NAME)	NEW OWNER ~~SPLIT~~ (NAME)	34-14-A-6.0000
604 Betty Lou Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Lyle Lassiter, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Taylor, Jr., An Unmarried Man,** HEREINAFTER CALLED THE GRANTEES, 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. 6 on the Final Cluster Plat of CUMBERLAND BEND, as shown by plat of record in Instrument Number 20091231-0118971 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Lyle C. Lassiter, married from M.R. Stokes, by Deed dated August 12, 2013, as Instrument No. 20130823-0088931, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20091231-0118971 , Register's Office for Davidson County, Tennessee.
2. Declarations of Covenants Conditions & Restrictions & Bylaws as recorded in Instrument Number 20080507-0047106 and Amended in Instrument Number 20100331-0024184, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement as recorded in Instrument Number 20060531-0063526, Register's Office for Davidson County, Tennessee.
4. Dedication of Easement as recorded in Book 4854, page 658, and Instrument Number 20070323-0035160 Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement Easement as recorded in Instrument Number 20060727-0090943, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument Number 20130422-0039938, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 604 Betty Lou Drive, Madison, TN 37115.

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. Whenever 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 20th day of April, 2018.

X _____
Lyle Lassiter

April 20, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lyle Lassiter, Married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of April, 2018.

My Commission Expires: 3/24/22

_____
Notary Public

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0VRES18 604