WARRANTY DEED

Bill Garrett Davidson County
Batch# 97335 DEEDWARR
05/29/2018 09:26:11 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180529-0050724

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal **Title, Inc**
2002 Richard Jones Rd., Ste **203-A**
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Taylor Charlotte Davis		146 08 0 110.00
(NAME) 4915 Trousdale Dr	(NAME) New Owner	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Roscoe High and Edie Lydia High, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Charlotte Davis, a single person**, 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. 252 on the Map of Crieve Hall Estates, Section Three, as of record in Book 2133, Page 59, as corrected in Book 2241, Page 640.

Said Lot No. 252 fronts 95 feet on the West side of Trousdale Drive and runs back between lines 189.3 feet on the North line and 220 feet on the South line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to James Roscoe High and Edie Lydia High by Warranty Deed from Mark A. Gardner, single man dated March 5, 2013 and recorded 03/18/2013 as Instrument No. 201303180026396, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 4915 Trousdale Dr, Nashville, TN 37220

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, has 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 our hands this 24th day of May, 2018

James Roscoe High

Edie Lydia High

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Roscoe High and Edie Lydia High, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

File Number: GRN-183513SSO