Bill Garrett Davidson Coui
Batch# 103178 DEEDWARR
06/11/2018 03:35:03 PM 2 pgs
Fees: $13.00 Taxes: $691.90

20180611-0056039

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$187,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st day of May, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-7-21
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Taylor and Lydia Darlene Taylor 1002 Ashcroft Way Mount Juliet, TN 37122	SAME	096.05-0-175.00

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 hereby acknowledged, we,

Amy C. Mosier, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael J. Taylor and wife, Lydia Darlene Taylor

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:

Being all of Lot No. 35 on the plan of Donelson Heights of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amy C. Mosier by deed from Matthew Scott Nollner, unmarried dated November 10, 2011 of record in Instrument No. 20111121-0090864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 35, Register's Office for County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **300 Kent Road, Nashville, TN 37214**
(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(s) this 29 day of May, 2018.

Amy C Mosier

Amy C. Mosier

STATE OF Florida
COUNTY OF Martin

Personally appeared before me, Amy C. Mosier, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: Sept 26, 2021.

GISELA BONET
State of Florida-Notary Public
Commission # GG 146225
My Commission Expires
September 26, 2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076