WARRANTY DEED

Bill Garrett Davidson County
Batch# 111650 **DEEDWARR**
07/02/2018 11:53:46 AM 2 pgs
Fees: $13.00 Taxes: $1,097.05

20180702-0063846

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/14/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hayley Barnes and Shelton Barnes	Fard M Bank	126 15 0A 056.00
(NAME)	(NAME)	
7929 Boone Trace	10 Cadillac Dr Ste 10	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 3702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Six Thousand Five Hundred And No/100 Dollars ($296,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Zane Taylor and Tara Taylor, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hayley Barnes and Shelton Barnes, hustand and wife**, 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. 268 on the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zane Taylor and Tara Taylor, husband and wife by Warranty Deed from Yulia Tumanov, wife of Alexander Tumanov dated December 5, 2014 and recorded December 8, 2014 as Instrument No. 20141208-0112403, in the 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.

unimproved ☐
This is improved ☒ property, known as 7929 Boone Trace, Nashville, TN 37221

File Number: FRN-184637SSO

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 29th day of June, 2018.

Zane Taylor

Tara Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Zane Taylor and Tara Taylor, 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 29th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)



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