WARRANTY DEED

File #18279



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,990.00

Brandy Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2018.

Connie Cantrell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Mason	Peoples Home Equity, Inc.	082160A00500CO
(NAME)	(NAME)	
908A Russell St	8351 E. Walker Springs Ln Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 111852 **DEEDWARR**
07/02/2018 04:17:04 PM 2 pgs
Fees: $13.00 Taxes: $1,280.16

20180702-0064187

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, **Connie Taylor, a married woman** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Mason, a single man** HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 5, Unit B, as shown on the map entitled the Plan of Edgefield Townhomes, a Planned Unit Development, of record in Plat Book 6250, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CONNIE TAYLOR, MARRIED, quitclaim by deed from MARK TAYLOR, TRUSTEE OF THE 908A RUSSELL STREET TRUST U/A/D MAY 19, 2010, of record in Instrument No. 20131009-0106152, dated September 30, 2013, said Register's Office. Further being the same property conveyed to 908A RUSSELL STREET TRUST, by deed from FIRST STATE BANK, of record in Instrument No. 20100521-0039347, dated May 19, 2010, said Register's Office.

Mark Taylor, husband of Connie Taylor, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest, marital or otherwise, in and to subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2018 and subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 908A Russell St, Nashville, TN 37206
(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 28th day of June, 2018.

Connie Taylor

Mark Taylor

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, Connie Taylor and Mark Taylor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2018.

Notary Public

My Commission Expires:

GREG FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212