RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-44574

Bill Garrett Davidson County
Batch# 112367 DEEDWARR
07/03/2018 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20180703-0064547

WARRANTY DEED

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $259,900.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2018

Notary Public
My Commission expires: 2/27/2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Clinton Roy Taylor	SIRVA Mortgage, Inc.	133-01-0-019.00
509 Drake Avenue	6200 Oak Tree Blvd, #300	
Nashville, TN 37211	Independence, OH 44131	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lex & Co., LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Clinton Roy Taylor and Nancy Perrott Taylor, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of W.M Coleman's Subdivision of Radnor College Land of record in book 547, page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lex & Co., LLC, by deed from Eugene Collins, unmarried, on April 20, 2017, of record in Instrument Number 20170421-0039311, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 181, Register's Office Davidson County, Tennessee.

This is improved property known as: **509 Drake Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 2, 2018.

Lex & Co., LLC, a Tennessee Limited Liability Company

By Alex Lipsitz, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alex Lipsitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Lex & Co, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

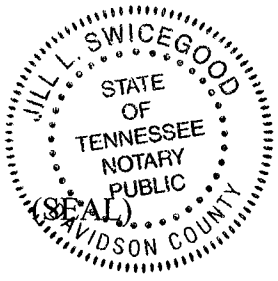
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

900