WARRANTY DEED

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

M-VRES-18-406B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) SCOTT T. CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-10-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John William Taylor and Pamela Lamberth Taylor	New Owner	
(NAME)	(NAME)	
406 B Bowling Avenue		**104-13-H-3.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN L. BYASSEE, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN WILLIAM TAYLOR AND PAMELA LAMBERTH TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 406-B on the Plan of Belloak, a Condominium Development, as shown on Exhibit "B" of the Master Deed of record in Book 11170, Page 448, revising the Plan of Resubdivision of Lots 2, 3, 4 & 7, Bellwood, of record in Plat Book 9700, Page 646, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean L. Byassee, by Warranty Deed from H. Scott Williams, recorded June 14, 2004 in Instrument No. 2004614-0069745, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 9700, Page 646, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 11363, Page 228, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 11170, Page 448, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **406 B Bowling Avenue, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 119523 **DEEDWARR**
07/24/2018 08:39:08 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20180724-0071887

Witness my hand this the 20th DAY OF JULY, 2018.

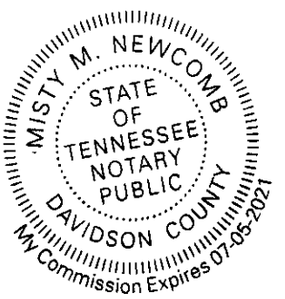
Jean L. Byassee by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JEAN L. BYASSEE, and who acknowledged she executed the same as the free act and deed of the said JEAN L. BYASSEE.

Witness my hand and official seal, this the 20th of July, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212