THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

Bill Garrett Davidson County
Batch# 119791 DEEDWARR
07/24/2018 12:36:37 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180724-0072112

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Qjuan Taylor 3325 Quail Run Ct. Nashville, TN 37214	Owner	108-12-0-183.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JALANNA M. MCNAB, formerly known as JALANNA M. TAPLIN,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **QJUAN TAYLOR, a single person**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot no. 19 on the Plan of Trailwood Subdivision, Section 3, of record in Plat Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jalanna M. Taplin, unmarried, by Warranty Deed from Delfon A. McSpadden and wife, Leisa M. Byars-McSpadden, of record in Instrument No. 20071231-0149374, recorded 12/31/2007, Register's Office for Davidson County, Tennessee.

Jalanna M. Taplin is now married and is now known as Jalanna M. McNab.

Leonard McNab joins in this conveyance to convey rights by way of marriage.

This property is commonly known as **3325 Quail Run Ct., Nashville, TN 37214**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, and (4) any building restrictions.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 23 day of **July, 2018**:

Jalanna McNab
JALANNA M. MCNAB, formerly known as
JALANNA M. TAPLIN

L. McNab
LEONARD MCNAB

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JALANNA M. MCNAB and LEONARD MCNAB**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of July, 2018.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 DAY OF JULY, 2018:

Notary Public

My Commission Expires: 1-6-20

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN