(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

NEW OWNER:

William S. Taylor
Sandra D. Taylor
3620 Fair Meadows Court
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0401

180-04-0B-117.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 123294 **DEEDWARR**
08/01/2018 10:21:47 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13

20180801-0074982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Four Thousand Nine Hundred and 00/100 Dollars ($364,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES T. LONG AND LISA S. LONG, HUSBAND AND WIFE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM S. TAYLOR AND SANDRA D. TAYLOR** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final Plat of Brookview Forest, Phase IV, Cluster Lot Option of record in Plat at Instrument No. 20061107-0138639, in the 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 James T. Long and Lisa S. Long, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20071024-0125892 Register's Office for Davidson County, Tennessee, dated October 16, 2007 and recorded on October 24, 2007. (Value of consideration shown in aforementioned deed $291,064.00.)
Being also known as 3620 Fair Meadows Court Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27 day of **July, 2018**.

JAMES T. LONG

LISA S. LONG

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES T. LONG AND LISA S. LONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of **July, 2018**.

NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **364,900.00** .

Britt Harmon
AFFIANT

Sworn to and subscribed to before me this 27th day of **July, 2018.**

Elizabeth Harland Willis
NOTARY PUBLIC

My commission expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022