WARRANTY DEED

Bill Garrett Davidson County
Batch# 133841 DEEDWARR
08/27/2018 01:59:14 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20180827-0084744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tameeka Renea Southern		163160A027.CO
(NAME)	(NAME)	
5853 Monroe Crossing	New Owner	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **La Toya Taylor and Robert Taylor, Jr. and wife, Miriam Taylor,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tameeka Renea Southern, Single Woman**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 127 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with private Elements of record in Instrument No. 20031119-0618785- Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete and accurate description thereof.

Being the same property conveyed to La Toya Taylor and Robert Taylor, Jr. and wife, Miriam Taylor, by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on July 14, 2005, of record in Instrument No. 20050714-0081660, Register's Office for Davidson County, Tennessee.

This is improved property known as 5853 Monroe Crossing, Antioch, TN 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 5853 Monroe Crossing Antioch TN 37013
(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 our hands 08/23/18.

La Toya Taylor By: Miriam Taylor Attorney-In-Fact

Robert Taylor, Jr.

Miriam Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Robert Taylor, Jr. and Miriam Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/23/18.

Notary Public

My Commission Expires: 7/9/22

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Miriam Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for La Toya Taylor, the within named bargainor, and she as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of La Toya Taylor by herself as said Attorney In Fact.

Witness my hand and official seal on 08/23/18.

Notary Public

My Commission Expires: 7/9/22

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY