Bill Garrett Davidson County
Batch# 133989 DEEDWARR
08/28/2018 08:54:31 AM 2 pgs
Fees: $13.00 Taxes: $569.80
20180828-0084950

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brock Edward Taylor, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derrick Gray, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of Rachel's Square, Section One, Zone Lot Division Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21 of record in Plat Book 6250, page 539 and Amending Plat Book 5200, page 622, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate description thereof.

Being the same property conveyed to Brock Edward Taylor by deed from Brock E. Moshier, now known as Brock Edward Taylor, unmarried, dated July 21, 2004, Register's Office for Davidson County, Tennessee. Brock Edward Taylor is now married, however, the subject property has not been the residence of the Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 211 Rachel's Court, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of August, 2018.

Brock Edward Taylor

Brock Edward Taylor

State of Florida)
County of Orange)

On this 27th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brock Edward Taylor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diana S. Ogeerally
Notary Public

My Commission Expires: 2-14-2021

DIANA OGEERALLY
MY COMMISSION #GG072972
EXPIRES: FEB 14, 2021
Bonded through 1st State Insurance

Florida
State of Tennessee)
County of Davidson)
Orange

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154,000.00.

Derrick Gray
Affiant

Sworn and subscribed before me on this the 27th day of August, 2018.

Notary Public

My Commission Expires: 3/8/21

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Derrick Gray 211 Rachel's Court Hermitage, TN 37076	Primary Residential Mortgage 1480 North 2200 West, MAC 1003 Salt Lake City, UT 84116	075-07-0-239.00