Karen Y Johnson Davidson County
Batch# 137410 DEEDWARR
09/05/2018 04:04:29 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20180905-0088111

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public

My commission expires: 01/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew R. Holt	new owners	**072101B000200CO**
195 15th St,. Apt B4		
Brooklyn, New York 11215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Deborah Taylor and Gerald Taylor, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew R. Holt, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, PROVIDENCE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of the Spain Avenue Residences, a Tennessee Horizontal Property Regime, established pursuant to the Tennessee Horizontal Property Act, TCA 66-27-101 et seq., and by that Declaration of Covenants, Conditions, and Restrictions for Spain Avenue Residences of record in Instrument No. 20161122-0123127, Register's Office for Davidson County, Tennessee, said Unit being depicted on plat of same as shown on Exhibit C to said Declaration of Covenants, Conditions and Restrictions for Spain Avenue Residences, said Unit being labeled as Proposed Building Private Element B on said plat, to which reference is made for a more particular description and location of said Unit, together with that portion of the limited common elements appurtenant to said Unit.

Being the same property conveyed to Deborah Taylor and Gerald Taylor, wife and husband, by Warranty Deed from James L. Corby, Jr., and Paul Corby, dated February 16, 2017, of record in Instrument No. 20170221-0017406, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1009 Spain Avenue, Nashville, TN 37216.

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 in 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.

Deborah Taylor Date: Aug 30/2018

Gerald Taylor Date: Aug 30/2018

Province
~~PROVIDENCE~~ OF Ontario

COUNTY OF Northumberland

Personally appeared before me, a Notary Public of said County and State, Deborah Taylor and Gerald Taylor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2018

NOTARY PUBLIC

My Commission ~~Expires~~: is for life

Carrie Anne McArthur Law
Barrister & Solicitor

CARRIE ANNE MCARTHUR LAW NOTARY PUBLIC ONTARIO