Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

B18-1833

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS August 31, 2018.

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 138405 **DEEDWARR**
09/10/2018 01:42:08 PM 2 pgs
Fees: $13.00 Taxes: $806.60

20180910-0089545

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph T. McCauley and Carla F. McCauley 744 Jaywood Drive Old Hickory, TN 37138	New Owner	063-16-0B-058.00-C

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Carole Bailey NKA Carole Taylor and husband, Larry J. Taylor

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph T. McCauley and Carla F. McCauley, husband and wife

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

Land in Davidson County, Tennessee, Being Lot 92, Hampton Park (Formerly Chitwood Downs), as shown on Plat of Record in Plat Book 6900, Pages 550 through 552, inclusive, Corrected in Book 7462, Page 445, Amended in Book 8181, Page 112, in the Register's Office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more Particular Description of Said Property.

Being the same property conveyed to Carole Bailey by Warranty deed from Jordan Seth Gleaves and Heather Gleaves, husband and wife of record in Instrument No. 20110427-0032357 Register's Office for Davidson County, Tennessee, dated April 19, 2011 and recorded on April 27, 2011.
Carole Bailey having since married and is now known as Carole B. Taylor. Larry J. Taylor hereby joins in the execution of this deed to convey any an all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 744 Jaywood Drive, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 31, 2018.

Carole Taylor
Carole Taylor

Larry J. Taylor

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carole Taylor and Larry J. Taylor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 31, 2018.

Notary Public
My Commission Expires: 4-3-20

(Notary Seal)

