Karen Y Johnson Davidson County
Batch# 145635 DEEDWARR
09/26/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180926-0095569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$310,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: 10/14/19

(AFFIX SEAL)

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
CONNOR THOMAS DWYER and THOMAS SEAN DWYER	New Owner	071-10-0-127.00
(Name)	(Name)	
1220 John L Copeland Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONALD A. TAYLOR, JR, A MARRIED MAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR THOMAS DWYER, AN UNMARRIED PERSON THOMAS SEAN DWYER, A MARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled J. B. Haynie's Cumberland-Heights Addition, of record in Plat Book 57, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONALD A. TAYLOR, JR., A SINGLE MAN, by deed from URBAN PROPERTY CONCEPTS, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20090702-0061682, dated June 19, 2009, said Register's Office. Said Donald A. Taylor, Jr. having since married.

This property is not now nor has it ever been the marital residence of Grantor

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.

Executed by my hand this 26th Day of September 2018.

Donald A. Taylor, Jr.
By Andre Johnson Attorney in Fact
Donald A. Taylor, Jr. by Andre Johnson as Attorney in Fact by POA

STATE OF TENNESSEE

County OF DAVIDSON

On, 26th of September, 2018, before me personally appeared Andre Johnson, to me known to be the person who executed the foregoing instrument on behalf of Donald Taylor as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Donald A.Taylor, Jr.

Witness my hand and official seal.

Notary Public

My Commission Expires:

(SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020