WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146460 **DEEDWARR**
09/28/2018 01:55:14 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20180928-0096429

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF18-081118

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vernon Josh Taylor and Whitney Hackett	SAME	
(NAME)	(NAME)	
347 Lynn Drive		147-01-0-090.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FELICIA MOINETTE FRASCH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNON JOSH TAYLOR AND WHITNEY HACKETT, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, 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 No. 463 on the Plan of Section Six, Caldwell Hall, of record in Plat Book 2900, Page 148, as amended in Book 3282, Page 358, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Felicia Moinette Parks, single woman by Warranty Deed from Christi D. Smalling and Judith D. Smalling, joint tenants with right of survivorship, of record in Instrument No. 20150909-0091578, Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 09, 2015.

The said Felicia Moinette Parks is also known as Felicia Frasch.

Tyler Wayne Frasch, spouse of Felicia Moinette Frasch, joins in this conveyance to convey any marital interest in said property, if any.

unimproved ☐
This is improved ☒ property, known as 347 Lynn Drive, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Felicia Moinette Frasch this 24th day of September, 2018

Felicia Moinette Frasch

Tyler Wayne Frasch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the ~~27th~~ 18th day of September, 2018, before me personally appeared ~~Felicia Moinette Frasch and~~ Tyler Wayne Frasch, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~27th~~ 18th day of September, 2018.

Notary Public

My Commission Expires: 5/31/22

(SEAL)

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

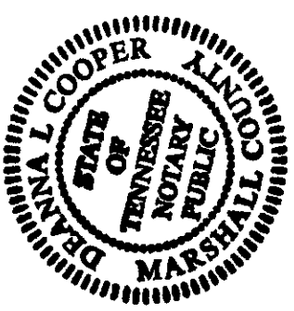
COUNTY OF WILLIAMSON

On this the 24th day of September, 2018, before me personally appeared Felicia Moinette Frasch, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of September, 2018.

Notary Public

My Commission Expires: 5/13/2020



(SEAL)