WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147874 DEEDWARR
10/02/2018 09:59:08 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20181002-0097557

JUDITH C JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen C. Taylor Jr. Melissa Taylor	Same as New Owner	136-03-0A-39.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Stephen C. Taylor Sr. and Mary Beth Taylor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen C. Taylor Jr. and Melissa Taylor,** 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 Townhouse Number 39, building 6, on the Plan of Priest lake Park Condominium Townhouses, Phase 1, of record in Book 4460, pag 88, said Register's Office.

Being the same property conveyed to Stephen C. Taylor, Sr., married by Cash Deed for Tennessee from Alphonso Jackson , Acting Secretary of Housing and Urban Development dated February 11, 2005 and filed for record February 22, 2005 as Instrument No. 20050222-0019426 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee.

Subject to Restrictions and By-Laws of record in Instrument NO. 200110250116633, Instrument No. 200602280022872, Instrument No. 200506210071262, Instrument No. 201507090066742 , Instrument No. 200508170097909 and Instrument No. 201612050127268 , Register's Office for Davidson County, Tennessee.

Subject to Charter of HOA of record in Book 4944, page 115, Register's Office for Davidson County, Tennessee.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☐ property, known as 4000 Anderson Road, 39 A, Nashville, TN 37217
(House Number) (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.

Witness my/our hands this 28th day of September, 2018.

Stephen C. Taylor Sr.

Mary Beth Taylor

State of Tennessee
County of Davidson

Personally appeared before me Stephen C. Taylor Sr. and Mary Beth Taylor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2018.

Notary Public Judy Jacobs
My Commission Expires: 1-Dec 20

File No.: 201809008

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY