Karen Y Johnson Davidson County
Batch# 154764 DEEDWARR
10/29/2018 12:59:17 PM 2 pgs
Fees: $13.00 Taxes: $758.13

20181029-0106858

ADDRESS NEW OWNERS and
SEND TAX BILLS:
CALVIN GARLAND TAYLOR and wife,
JUDY CAROL TAYLOR
First Bank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
18 - 12A - 27 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN W. (JACK) NEWBERN, Personal Representative of the estate of MARY LOU NEWBERN, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to CALVIN GARLAND TAYLOR and JUDY CAROL TAYLOR, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Emerald Cove, of record in Book 6900, Pages 629, 630 and 631, amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate descritpion of said lot.
>
> Being the same property conveyed to Mary Lou Newbern by Warranty Deed from John B. Robertson and wife, Jennifer M. Robertson, recorded on June 3, 1999, in Record Book 11509, Page 235, Register's Office for Davidson County, Tennessee. Mary Lou Newbern having died on July 2, 2018, leaving a Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Docket No. 18P1185, which appointed John Newbern as Personal Representative with full power to convey real estate without joinder of beneficiaries.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 108 Mavella Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 26 day of October, 2018.

Estate of MARY LOU NEWBERN

By: John W (Jack) Newbern Executor
JOHN W. (JACK) NEWBERN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN W. (JACK) NEWBERN, Personal Representative of the estate of MARY LOU NEWBERN, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained, in the capacity therein stated.

Witness my hand at office this 26 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $204,900.00.

John W Newbern
AFFIANT

Subscribed to and sworn before me, this the 26 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 4.19.21

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