THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25319

Karen Y Johnson Davidson County
Batch# 160403 **DEEDWARR**
11/15/2018 11:58:44 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20181115-0112589

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorianne Halm	New Owner	MAP
6347 Columbia Avenue		PARCEL 091-13-0-039.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Roberta L. Taylor, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Lorianne Halm and Kathryn Halm as joint tenants with right 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. 1, Block "H" on the Plan of Crolywood Subdivision, Section II of record in Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of Columbia Avenue at the comer of Lots Nos. 1 and 2; thence with the line between Lots Nos. 1 and 27, Westerly 94.9 feet to the East margin of Buckner Place; thence with the margin of the same, Northerly 120 feet to the beginning of a curve; thence around said curve, Northeasterly 47.12 feet to the South margin of Columbia Avenue thence with the margin of the same, Easterly 60 feet to the point of beginning.

Being the same property conveyed to Robert Earl Taylor and wife, Barbara B. Taylor by Warranty deed from George H. Kessler and wife, Alice Marie Kessler of record in Book 2735, page 299, Register's Office for Davidson County, Tennessee, dated January 17, 1958 and recorded on Not Available.

The said Robert Earl Taylor and wife, Barbara B. Taylor both deceased and the said property conveyed to Suzanne Taylor Trotter and Sylvia Taylor Wilson and Robert L. Taylor through Affidavit of Heirship recorded in Instrument No: 20171031-0111680 and Instrument No: 20171031-0111681.

Being the same property conveyed to Robert L. Taylor by Quitclaim deed from Suzanne Taylor Trotter and Sylvia Taylor Wilson of record in Instrument No. 20171031-0111682 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 31, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6347 Columbia Avenue, Nashville, TN 37209.**

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 _____ hand( ) this the 14th day of November, 2018.

Roberta L. Taylor

Roberta L. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 14th day of November, 2018.

My Commission expires: 10-7-2019

Notary Public