WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172687 DEEDWARR
12/11/2018 02:28:53 PM 2 pgs
Fees: $13.00 Taxes: $1,659.08
20181211-0120618

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$448,400.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John S. Weaver	new owner	**Map 181-10-0-D Parcel 020.00co**
481 High Point Terrace		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marc Taylor and Laura Beth Flowers Taylor, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John S. Weaver, married man

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. 20 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marc Taylor and Laura Beth Flowers Taylor, husband and wife, by Deed dated September 16, 2016 from Christopher Talbert and Holly Talbert, of record in Instrument No. 20160919-0098351, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20071012-0121332, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Jackson Valley Homeowners Association, of record in Instrument No. 20070322-0035003, and amended and restated in Instrument No. 20110713-0053717, Register's Office for Davidson County, Tennessee. (3) Charter of Jackson Valley Homeowners' Association, Inc. of record in Instrument No. 20051007-0121055, Register's Office for Davidson County, Tennessee. (4) Stormwater Detention Agreement of record in Instrument No. 20060512-0055724, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **481 High Point Terrace, Brentwood, TN 37027**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GFC18-461

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 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 hand(s) this **6th** day of **December, 2018.**

Marc Taylor

Laura Beth Flowers Taylor

Laura Beth Flowers Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marc Taylor and Laura Beth Flowers Taylor,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **December, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21