Karen Y Johnson Davidson County
Batch# 181110 **DEEDWARR**
01/07/2019 10:16:53 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20190107-0001466

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Subscribed and sworn to before me, this 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Ryan Taylor and Kimberly Lynn Taylor, husband and wife	Same as grantee	015-00-0-292.00
	(NAME)	
2874 Morgan Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brady James D/B/A Brady Built Construction, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Ryan Taylor and Kimberly Lynn Taylor, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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 OF WAYNE WINTERS ONE - LOT SUBDIVISION OF RECORD AT INSTRUMENT NO. 20070806-0093144, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE PROPERTY DESCRIPTION.

ALSO CONVEYED HEREWITH IS AS INGRESS, EGRESS AND UTILITY ACCESS EASEMENT DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF MORGAN ROAD, SAID PIN BEING LOCATED AT THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO DEBORAH DARLENE BROWN, OF RECORD IN BOOK 7545, PAGE 753, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A COMMON CORNER OF LOT 1 FINAL SUBDIVISION PLAT WAYNE WINTERS ONE - LOT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20070806-0093144, IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE BOUNDARY OF LOT 1 AND THE NORTHERLY RIGHT OF WAY OF MORGAN ROAD, ALONG A CURVE TO THE RIGHT (R=657.35') A DISTANCE OF 31.79 FEET TO AN IRON PIN. SAID IRON PIN BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE WITH THE BOUNDARY OF LOT 1, THE FOLLOWING COURSES: ALONG A CURVE TO THE LEFT, (R=25.00') A DISTANCE OF 37.31 FEET TO AN IRON PIN; NORTH 45° 31' 43" WEST, 121.29 FEET TO AN IRON PIN; ALONG A CURVE TO THE RIGHT (R=308.45') A DISTANCE OF 69.93 FEET TO AN IRON PIN; SOUTH 66° 24' 24" WEST, 134.65 FEET TO AN IRON PIN; SOUTH 58° 02' 55" WEST, 120.64 FEET TO AN IRON PIN; THENCE NORTH 31° 57' 05" WEST 50.00 FEET TO A POINT ON THE PROPERTY CONVEYED TO E.G. WINTERS OF RECORD IN BOOK 4563, PAGE 143, IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE NORTH 58° 02' 55" EAST, 124.29 FEET TO A POINT; THENCE NORTH 66° 24' 24" EAST, 186.20 FEET TO A POINT ON THE PROPERTY CONVEYED TO TRACY Y. DAVENPORT AND DAVID L. DAVENPORT, OF RECORD IN INSTRUMENT NO. 20050606-0064286, IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH DAVENPORT'S WESTERLY PROPERTY LINE, ALONG A CURVE TO THE LEFT (R=262.45') A DISTANCE OF 104.96 FEET TO AN IRON PIN, THENCE SOUTH 45° 31' 43" EAST, 119.52 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE LEFT (R=25.00') A DISTANCE OF 37.31 FEET TO AN IRON PIN IN THE NORTHERLY RIGHT OF WAY OF MORGAN ROAD; THENCE WITH THE NORTHERLY RIGHT OF WAY OF MORGAN ROAD, ALONG A CURVE TO THE LEFT, (R=657.35') A DISTANCE OF 92.16 FEET TO THE POINT OF BEGINNING CONTAINING 24,976 SQUARE FEET, 0.57 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRADY JAMES DBA BRADY BUILT CONSTRUCTION, BY WARRANTY DEED FROM DANIEL J. CREWS, MARRIED AND TIFFANY R. CREWS, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20170907-0091902, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2874 Morgan Road, Joelton, TN 37080
(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 hand(s) this 28th day of December, 2018.

Brady James DBA Brady Built Construction

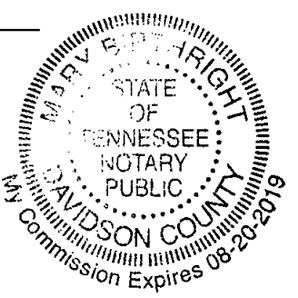
BY: _____
Brady James, Sole-proprietor

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brady James, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole-Proprietor (or other officer authorized to execute the instrument) of Brady Built Construction, the within named bargainor, a Sole-Proprietorship, and that as such Sole-Proprietor, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Sole-Proprietorship as Sole-Proprietor of the said Brady Built Construction.

Witness my hand and official seal, at office, on this the 28th day of December, 2018.

_____
Notary Public



My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072