Karen Johnson Davidson County
Batch# 185006 DEEDWARR
01/17/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190117-0005070

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me this 15 day of January, 2019.

Notary Public

My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

18-0558

Address of New Owner:	Send Tax Bills to:	Tax Information:
Adele Walker Jones	New Owner	
432 Bellingrath Drive		147-02-0-023.00
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Todd M. Taylor, a married man,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Adele Walker Jones, an unmarried woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Abbay Hall, Section II of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Todd M. Taylor by Warranty Deed dated July 31, 2006 from John R. Gilchrist, Jr., and wife, Leigh Z. Gilchrist, recorded August 8, 2006 at Instrument No. 20060808-0097295, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **432 Bellingrath Drive, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

The wife of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that she may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 15 day of January, 2019.

Todd M. Taylor

Rendi L. Murphree

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Todd M. Taylor and Rendi L. Murphree, husband and wife, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at 5417 Highway 90 W Mobile Alabama, this 15 day of January, 2019.

Notary Public

My Commission Expires: January 27, 2020

ANNIE FAYE WINSTON NOTARY PUBLIC ALABAMA STATE AT LARGE Comm. Exp. 01-27-2020

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY