This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18518

Send Tax Bills To:

Same/New Owner

New Owner is:
Brandon Geoffrey Green
Melissa Ann Green
2021 Sherbrooke Lane
Nashville, TN 37211

MAP: 180-04-0A
PARCEL: 034.00 CO

Karen Johnson Davidson County
Batch# 187582 **DEEDWARR**
01/24/2019 09:53:00 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190124-0006913

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amanda Graham Taylor and Joel Taylor**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brandon Geoffrey Green and Melissa Ann Green, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2021 Sherbrooke Lane, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section One, Highland Creek, RS10 Subdivision w/Cluster Lot Option, of record in Plat Book 9700, Pages 959 and 960, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Amanda Graham and Joel Taylor, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from Wesley M. Plunk and Emily B. Plunk, husband and wife, dated 5/15/17 and recorded 5/18/17 in Instrument Number 20170518-0049377; and the same property previously conveyed to Wesley M. Plunk and Emily B. Plunk, husband and wife, by Warranty Deed from Christopher D. Buckley and wife, Natalie H. Buckley, as tenants by the entirety, dated 1/31/14 and recorded 2/3/14 in Instrument Number 20140203-0009543, Register's Office for Davidson County, Tennessee. Amanda Graham and Joel Taylor have since married on September 23, 2017 per Certificate of Marriage, License No. 150 1500.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and, have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of JANUARY, 2019.

GRANTOR:

Amanda Graham Taylor

Amanda Graham Taylor

Joel Taylor

Joel Taylor

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amanda Graham Taylor and Joel Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of January, 2019.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Affiant

SWORN TO and subscribed before me this 16th day of January, 2019.

NOTARY PUBLIC
My commission expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.