**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190118973**

Karen Johnson Davidson County
Batch# 202930 **DEEDWARR**
03/07/2019 08:37:51 AM 2 pgs
Fees: $13.00 Taxes: $2,830.13

20190307-0020824

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $764,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of March, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas Busterud<br>2607 Natchez Trace<br>Nashville TN 37212 | New Owner | Tax Parcel ID No.<br>104 15 019.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Matthew Taylor and Allison J. Taylor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Busterud, a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Being the South 60 feet of the North 219 feet of the East 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 32 fronts 60 feet on the Westerly side of Natchez Trace, formerly 28th Avenue South, and runs back between parallel lines parallel to and 165 feet North of the North margin of Westwood Avenue, 150 feet to a dead line in the rear.

Tract II: Being a part of the Northerly 50 feet of the Southerly 165 feet of the Easterly 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, and adjoins the first Tract I above described as follows:

Beginning at a point in the Southerly margin of Tract No. I above described, said point being 27 feet West of the Westerly margin of Natchez Trace, formerly 28th Avenue South, thence along the Southerly margin of Tract I, Westerly 36 feet to a point; thence Southerly 1 foot to a stake: thence Easterly parallel to the margin of Westwood Avenue, 36 feet to a stake; thence Northerly 1 foot to the point of beginning.

Being the same property conveyed to David Matthew Taylor and Allison J. Taylor, husband and wife by Warranty Deed from D. Scott Denbo, Jr. and wife, Erin Denbo, recorded on the 26th day of April, 2013 in Instrument No. 20130426-0041499, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6.

This is improved property located at 2607 Natchez Trace Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of March, 2019.

David Matthew Taylor

Allison J. Taylor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Matthew Taylor and Allison J. Taylor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2019.

Notary Public

My Commission Expires: _____

