STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Lindsay N. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019.

Kate Nyquist
Notary Public
MY COMMISSION EXPIRES: 11/8/21
File No. G19-4688

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

Karen Johnson Davidson County
Batch# 212398 DEEDWARR
04/01/2019 02:34:54 PM 2 pgs
Fees: $13.00 Taxes: $617.90

20190401-0029240

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lindsay N. Taylor (NAME)	new owner (NAME)	095-05-0A-028.00-C
1808 Meadowcliff Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Sally Shaffer, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay N. Taylor, a single woman,** 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:

Being Lot 28, Belle Acres Subdivision, as recorded in Plat Book 5200, Page 227, Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description of said lot.

This conveyance is subject to restrictions of record in Deed Book 5408, Page 360 and Deed Book 5412, Page 771, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all zoning regulations, building restrictions, set-back lines, easements and rights-of-way for public utilities.

Being the same property conveyed to Sally Shaffer, unmarried by Warranty Deed dated October 4, 2002 from Catherine E. Wright Westerman and Dave Westerman, recorded October 9, 2002, in Instrument Number 20021009-0123661, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 5408, Page 360, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 227, TVA Transmission Line Easement across Lot 28, Register's Office for Davidson County, Tennessee.

3. Subject to Easement Agreement of record in Book 5760, Page 825 for maintenance and architectural control, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-PR-19-1808

4. Subject to Common Area conveyed to HOA of record in Book 5477, Page 449, Register's Office for Davidson County, Tennessee.

5. Subject to Deed to Metro Government for Water Main of record in Book 5383, Page 228, Register's Office for Davidson County, Tennessee.

6. Subject to Deed to Metro Government for Sanitary Sewer Lines of record in Book 5383, Page 233, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1808 Meadowcliff Drive, Nashville, TN 37210.

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. Whenever 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 March, 2019.

Sally Shaffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2019, before me personally appeared Sally Shaffer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand at office, this 28th day of March, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066