Karen Johnson Davidson County
Batch# 239386 DEEDWARR
06/05/2019 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190605-0053800

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 19052056**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2019. Notary Public My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: James Springer 617 Kay Court Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-12-0-314.00

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, **Ronald Coleman Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Springer**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled Greenwood Hills Subdivision Section III, of record in Plat Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 50 fronts 39.71 feet on the southerly margin of Kay Court and extends back 131.30 feet on the westerly line, and 139.45 feet on the easterly line, to a line on the rear, which is a broken line, on which it measures 157.25 feet.

Being the same property conveyed to RONALD COLEMAN TAYLOR and wife, ALISON MCGOWAN TAYLOR, by deed from SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, of record in Book 6012, page 162 , dated February 22, 1983 , said Register's Office.

ALISON MCGOWAN TAYLOR N/K/A ALISON E. MCGOWAN conveyed her interest to RONALD COLEMAN TAYLO R, by quitclaim deed of record in Book 8350, page 13, dated May 3, 1991, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 133-12-0-314.00.

Matters shown on the Plan of record in Plat Book 5200, page 33, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5259, page 933, said Register's Office.

This is improved property located at 617 Kay Court Nashville TN 37211

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 June, 2019.

Ronald Coleman Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019