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

CRT File No. 190621156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $564,000.00.

Affiant

Subscribed and sworn to before me, this12th day of July, 2019.

Notary Public
My Commission Expires: Jan. 3, 2023

Karen Johnson Davidson County
Batch# 257291 DEEDWARR
07/16/2019 09:00:39 AM 2 pgs
Fees: $13.00 Taxes: $2,086.80
20190716-0069217

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Montgomery Sloan Taylor 6604 Fleetwood Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 102 12 0 007.00

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, **Aben Eubanks and Ashley Arrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Montgomery Sloan Taylor**, ("Grantees"), its 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 No. 66 on the Plan of Horton Heights, Section X, of record in Plat Book 2133, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Aben Eubanks and Ashley Arrison, husband and wife by Warranty Deed from Daniel S. O'Leary and Ali C. O'Leary, husband and wife, recorded on the 17th day of April, 2017 in Instrument No. 20170417-0036519, 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 HORTON HEIGHTS, SECTION X, as recorded in Plat Book 2133, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3868, Page 740.

This is improved property located at 6604 Fleetwood Drive Nashville TN 37209

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 12th day of July, 2019.

Aben Eubanks

Ashley Arrison

STATE OF ~~TENNESSEE~~ California (A.N.)
COUNTY OF ~~DAVIDSON~~ Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aben Eubanks and Ashley Arrison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2019.

Notary Public

My Commission Expires: 05/01/2020

ANGELES G. NOPERI
Notary Public - California
Los Angeles County
Commission # 2151799
My Comm. Expires May 1, 2020