Karen Johnson Davidson County
Batch# 262194 DEEDWARR
07/25/2019 11:15:13 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20190725-0073174

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

Affiant

Sworn to and subscribed before me this 25th day of July, 2019.

Notary Public
My Commission Expires: 11/12/20

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Eric Johnson Phillip Taylor	2137 A 12th Avenue North	Owner	Part of
2137 A 12th Avenue North		529 Cinnaman Place	081-03-0-213.00
Nashville, TN 37208	Nashville, TN 37208	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Phillip Taylor, a single man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Eric Johnson and Phillip Taylor, as tenants in common,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 2137A of 2137 12th Ave N Residences, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Declaration of Covenants, Conditions and Restrictions for Fourteenth Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190718-0070185, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2137 12th Ave. N. Residences, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190718-0070185, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Philip Taylor, a single man, by Warranty Deed, from Urbangate Development Group LLC, a Michigan Limited Liability Company, of record in Instrument #20190621-0060328, Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded June 21, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
Map: 081-03-0-213.00
Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured, the policy when issued will insure only to the amount actually disbursed but increases as the proceeds are disbursed, pursuant to a legally binding obligation to disburse contained as a written agreement at the date of policy and made in good faith and without knowledge or notice of any defects or claims of defect in title up to the face amount of the policy. Such increase in amount will not change the date of the policy, unless such change of date is specifically made by endorsement.
The Plan of Record in Plat Book 2083, Page 31, said Register's Office.
Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 6826, Page 300, said Register's Office.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of July, 2019.

Phillip Taylor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Phillip Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 25th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY