Karen Johnson Davids
Batch# 263579 DEEDWARR
07/29/2019 02:32:58 PM 2 pgs
Fees: $13.00 Taxes: $214.60

20190729-0074477

WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

J-CE-19-2410-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Taylor	**New Owner**	
(NAME)	(NAME)	
919 Oneida Ave		**070-05-0-039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID S. VANDYGRIFF, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP TAYLOR, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Part of Lot 10, ALPINE TERRACE, as shown on plat of record in Plat Book 421, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:

BEGINNING at a point in the Easterly margin of Stivers Street, 255 feet North of the North margin of West Street; thence South 83 degrees East 117.8 feet to an iron pin; thence Northerly around a slight curve, along the West line of Goodrich Street, 55 feet more or less to another pin; thence Northwesterly 102 feet to an iron pin in the Easterly margin of Stivers Street; thence with the margin of said street, South 28 degrees West 75 feet to the BEGINNING.

Being the same property conveyed to Walter Vandygriff and wife, Allie Mai Vandygriff, by Warranty Deed from Robert Oscar Young, unmarried, of record in Book 1970, Page 565, in the Register's Office of Davidson County, Tennessee, dated April 19, 1951 and recorded on April 19, 1951.

Being the same property conveyed to William J. Vandygriff, David S. Vandygriff and Stella Vandygriff Hastings, by Quit Claim Deed from Walter Vandygriff and wife, Allie Mai Vandygriff, of record in Book 5887, Page 250, in the Register's Office of Davidson County, Tennessee, dated February 25, 1982 and recorded on May 18, 1982.

Being the same property conveyed to David S. Vandygriff, by Quit Claim Deed from William J. Vandygriff and Stella Vandygriff Hastings, of record in Instrument No. 20190611-0056130, in the Register's Office of Davidson County, Tennessee, dated November 29, 2017 and recorded on June 11, 2019.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALPINE TERRACE, as recorded in Plat Book 421, Page(s) 131.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2410 Stivers St, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 26th DAY OF JULY, 2019.

David S. Vandygriff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID S. VANDYGRIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212