Karen Johnson Davidson County
Batch# 264813 DEEDWARR
07/31/2019 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20190731-0075526

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$298,000.00** Affiant Subscribed and sworn to before me, this the 29th day of July, 2019. Notary Public My commission expires:_____ (AFFIX SEAL)

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashley Nicole Tauriac	Suntrust Bank	**119-15-0-135.00**
3125 Glencliff Road	1001 SEMMES Avenue Rm 5854	
Nashville, TN 37211	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Nicole Tauriac, unmarried

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:

LAND in Davidson County, Tennessee, being part of Lot No. 1, on the Map of Neese Heights, as of record in Plat Book 1424, Page 114, Register's Office for said County, described as follows, to-wit:

BEGINNING at a point in the westerly margin of Glencliff Road, the common corner of Lots 1 and 2; thence in a westerly direction along the common boundary line of said lots 196.88 feet to a point in the boundary line of Lot 26, the common corners of Los 1 and 2; thence northerly along the easterly boundary line of Lot 26, 88.42 feet to a point, the common corners of Lots 1 and 26; thence south 88° 07' East along the northerly boundary line of Lot 1, 156.36 feet to a point in said boundary line, the northwest corner of the triangular tract conveyed by Adron D. Greene and wife, to the State of Tennessee, as of record in Book 2924, Page 623, said Register's Office for said County; thence along the southerly curved line of said tract, 60 feet to a point in the margin of Glencliff Road, the southerly corner of said tract and 45 feet south of the northeast corner of Lot 1; thence southerly along the margin of Glencliff Road 53.10 feet to the point of beginning.

AND

Being part of Lot No. 16, on the Plan of Thompson Heights, Section IA & IB of record in Plat Book 2331, Page 48, Register's Office for said County, described as follows, to-wit:

BEGINNING at a concrete monument (same as being northeast corner of Lot 26 and northwest corner of Lot 1, Neese Heights Subdivision); thence North 2° 46' East 86.1 feet to an iron pin on interstate right of way; thence South 72° East 16.0 feet to an iron pin; thence south 67° East 145.8 feet to highway right of way marker; thence on a 1° curve 37.0 feet to an iron pin on right of way; thence North 88° 07' West 156.36 feet to the beginning.

BEING all of the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Deed dated August 23, 2018, from Resolve Property Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180828-0085299, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plans of record in Plat Book 1424, Page 114, and in Plat Book 2331, Page 48, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the plan of record in Plat Book 843, page 59, said Register's Office.**

3) **Restrictive Covenants contained in Book 1762, Page 577, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired by time.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 3125 Glencliff Road, Nashville, TN 37211

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 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. 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 **29th** day of **July, 2019.**

Family Trust Services, LLC, a Tennessee limited liability Company

By: _____ Sole Member
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **29th day** of **July, 2019.**

_____
Notary Public

My Commission Expires: 11/8/21



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)