WARRANTY DEED

Karen Johnson Davidson County
Batch# 285200 DEEDWARR
09/13/2019 08:53:06 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190913-0092753

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

AFFIX SEAL

MEGAN ROSS BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0045

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Taylor	Andrew Taylor	
(NAME) 1921 Hereford Lane	(NAME) 1921 Hereford Lane	11-05-0A-517.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADAM L. MILLER AND GRACE ANN MILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TAYLOR, AN UNMARRIED MAN,** 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 Lot No. 517 on the Plan of Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam L. Miller and Grace Ann Miller, husband and wife, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20150318-0023397, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Plat of Record in Instrument No. 20140728-006691, Register's Office for Davidson County, Tennessee.
b. Declaration of Protective Covenant, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
c. Access Easement Agreement recorded in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
d. Transmission Line Easement recorded In Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
e. Deed of USA recorded in Book 4118 Page 694 and in Book 4228 Page 635, Register's Office for Davidson County, Tennessee.
f. Order to TVA recorded in Book 4273 Page 280, Register's Office for Davidson County, Tennessee.
g. Easement to Harpeth Valley Utilities District recorded Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 & Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
h. Storm Water Detention Agreement recorded in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
i. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee.

j. Easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
k. Inspection and Maintenance Agreement for Private Stormwater Facilities recorded in Instrument No. 20141202-0110280, Register's Office for Davidson County, Tennessee.
l. Permanent Easement Agreement recorded in Instrument No. 20090707-0063325, Register's Office for Davidson County, Tennessee.
m. All matter of record in Instrument No. 20170722-0064838, Register's Office for Davidson County, Tennessee.
n. Subject to Easement Deed to U.S. Sprint communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.
o. Subject to charter for Avondale Park Owners' Association, Inc recorded in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
p. Easement of right of way of electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
q. Easement of right of way for electric power transmission lines and poles with rights o ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden , of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
r. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.) to Harpeth Valley Utilities District of Davidson And Williamson Counties, of record in Book 5738, Page 82, Register's Office for Davidson County, Tennessee.
s. Easement for Sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
t. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to Cohn Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson county, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee.)
u. Subject to easements of record in Book 10748, Page 876, Register's Office for Davidson County, Tennessee.
v. For Information Purposes: A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Tagan-Smith-Murphy & Associates, Inc, dated March 30, 1988 (not a field survey).

unimproved ☐
This is ☒ property, known as 1921 Hereford Lane, Nashville, TN 37221
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 12th day of September, 2019

Adam L. Miller

Grace Ann Miller

MEGAN ROSS BAIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of September, 2019, before me personally appeared Adam L. Miller and Grace Ann Miller known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Sworn to and subscribed before me this the 12th day of September, 2019.

NOTARY PUBLIC My Commission Expires: May 9, 2023