RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1964

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13 day of September, 2019

Notary Public

Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Charles Taylor and Nancy Lynn Taylor 9547 South Harpeth Road Nashville, TN 37221	New Owner	168-00-0-033.00

WARRANTY DEED

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

Mark A. Williams and Cathy Williams, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Charles Taylor and Nancy Lynn Taylor, husband and wife

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 located at 9547 South Harpeth Road in the City of Nashville, 35th Councilmanic District of Davidson County, Tennessee. Being described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 19, 2010, and known as Job No. 10-0067, as follows:

Beginning at an existing iron pin in the easterly right of way of South Harpeth Road at the Northwest corner of the herein described tract and the Southwest corner of the Michael Schirmer et ux property of record in Instrument No. 20060906-010979, R.O.D.C., TN, thence from said point of beginning, leaving South Harpeth Road with the southerly line of Schirmer, N 79 degrees 54 minutes 22 seconds E 540.51 feet to an existing iron pin; thence S 44 degrees 19 minutes 28 seconds E 99.94 feet to an existing iron pin; thence S 61 degrees 19 minutes 26 seconds E 287.42 feet to an existing axle at the Northeast corner of the Glen H. Malugin et ux property of record in Book 3338, page 397, R.O.D.C., TN. Thence with the northerly line of Malugin, S 71 degrees 14 minutes 31 seconds W 875.70 feet to an existing axle in the easterly right of way of South Harpeth Road; thence with said right of way, N 03 degrees 35 minutes 46 seconds W 397.14 feet to the point of beginning, containing 5.39 acres, more or less.

Being the same property conveyed to Mark A. Williams and Cathy Williams, husband and wife by Quitclaim deed from Mark A. Williams of record in Instrument No. 20130322-0028479 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on March 22, 2013.

Karen Johnson Davidson County
Batch# 285579 DEEDWARR
09/16/2019 08:46:54 AM 2 pgs
Fees: $13.00 Taxes: $2,138.60

20190916-0093344

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9547 South Harpeth Road, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of September, 2019.

Mark A. Williams

Cathy M. Williams

Cathy M. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark A. Williams and Cathy M. Williams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of September, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

