This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3659**

Karen Johnson Davidson County
Batch# 286770 DEEDWARR
09/17/2019 11:07:34 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190917-0094075

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nicholas Myers and Ashley Montero, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jeffrey B. Taylor, a single man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Glencliff Estates, Section 6 of record in Plat Book 2133, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Myers by Warranty Deed from Alan Rice, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131218-0127905, Register's Office for Davidson County, Tennessee, dated December 10, 2013, and recorded on December 18, 2013.

Nicholas Myers has since married and Ashley Montero joins in the conveyance of this property in order to convey any marital rights she has to the property.

This is improved property also known as 410 Barrett Road, Nashville, Tennessee 37211.

Map and Parcel: 11908000200

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 16th day of September, 2019.

Nicholas Myers -Grantor

Ashley Montero -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Myers and Ashley Montero, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of September, 2019.

NOTARY PUBLIC

(SEAL)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires:
12/19/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$270,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of September, 2019.

Affiant

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires:
12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Jeffrey B. Taylor	Jeffrey B. Taylor
410 Barrett Road	410 Barrett Road
Nashville, TN 37211	Nashville, TN 37211