Karen Johnson Davidson County
Batch# 287789 DEEDWARR
09/18/2019 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20190918-0094693



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Taylor and Zayda Taylor	James Taylor and Zayda Taylor	161-02-0-169.00
5068 Meta	5068 Meta	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas A. Grooms and Linda G. Ashford Grooms, Husband and Wife and**
Abigail Ashford-Grooms, An Unmarried Woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Zayda Y. Taylor and James B. Taylor, Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two McMurray Place of record in Plat Book 5200, Page 440, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 53.96 feet on the easterly margin of Meta Drive and extends back 149.96 feet on the northerly line and 144.33 feet on the southerly line to a dead line in the rear, measuring 83.66 feet thereon.

Being the same property conveyed to Thomas A. Grooms and Linda G. Ashford, husband and wife and Abigail K. Ashford-Grooms, an unmarried woman by Warranty deed from Elizabeth H. Cross and Nathan M. Cross, wife and husband of record in Instrument No. 20150515-0044811

Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 15, 2015. (Value of consideration shown in aforementioned deed $225,000.00.) Being also known as 5068 Meta Nashville, Tennessee 37211.

This is improved property known as **5068 Meta, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of September, 2019.

Linda G. Ashford

Thomas A. Grooms

Abigail K. Ashford-Grooms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda G. Ashford and Thomas A Grooms, and Abigail K. Ashford-Grooms, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of September, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000196-528

SP 11/2015

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

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)