# WARRANTY DEED

Karen Johnson Davidson County
Batch# 292156 DEEDWARR
09/27/2019 08:44:16 AM 2 pgs
Fees: $13.00 Taxes: $92.50
20190927-0098313

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF Sept, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Dignity Title, LLC, a Tennessee limited liability company | SEND TAX BILLS TO: Dignity Title, LLC, a Tennessee limited liability company | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 1048 Singing Springs Rd | (NAME) 1048 Singing Springs Rd | 05916012500 |
| (ADDRESS) Mt. Juliet, TN 37122 | (ADDRESS) Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Kenneth M. Taylor, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dignity Title, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, IT'S 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 Nos. 157 and 158 on the Plan of J. B. Haynie's Cleveland Plan of record in Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**FOR INFORMATION PURPOSES ONLY: 0 Ruth Street, Nashville, TN 37207**

Being the same property conveyed to Kenneth M. Taylor and Thomas H. Taylor, as joint tenants with right of survivorship by Quitclaim Deed from John J. Archer Trustee of record in Book 4991, Page 273, Register's Office for Davidson County, Tennessee, dated January 24, 1976 and recorded on January 26, 1976 and within the same deed the said John J. Archer, Trustee conveyed his interest in the subject property to Kenneth M. Taylor and Thomas H. Taylor, as joint tenants with right of survivorship, the surviving tenant to take the interest of the deceased tenant (Value of consideration shown in aforementioned deed $0.00.) The said Thomas H. Taylor died leaving Kenneth M. Taylor as the remaining tenant by the entirety.

Being the same property conveyed to Kenneth M. Taylor by Installment Deed from Willie Ann Lytton of record in Book 4731, Page 564, Register's Office for Davidson County, Tennessee, dated July 23, 1973 and recorded on July 26, 1973. (Value or consideration shown in aforementioned deed $2,000.00.).

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 161, Page 35, and all other matters of record, including all items set out on any applicable plat of record.**

**BOX 10-A**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 0 Ruth St. Nashville, TN 37207
(House Number) (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 my hand this 26th day of September, 2019.

Kenneth M. Taylor

**Kenneth M. Taylor**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kenneth M. Taylor** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2019.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

