THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 35001-08-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 18th day of September, 2019. Notary Public My Commission Expires: 12/1/2020



WARRANTY DEED

Address New Owner: Trey Taylor, Kaley Taylor 2308 Somerset Valley Drive Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 173 06 0 B 047 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Krista N. Bell, f/k/a Krista Nicole Isenberg and Ronald J. Bell, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trey Taylor and Kaley Taylor, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2308 Somerset Valley Drive, Antioch, TN 37013.

Krista N. Bell, Krista Nicole Isenberg and Krista Nicole Bell are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 293700 **DEEDWARR**
10/01/2019 09:58:46 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00



20191001-0099779

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of September, 2019.

Krista N. Bell, f/k/a Krista Nicole Isenberg

Ronald J. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Krista N. Bell, f/k/a Krista Nicole Isenberg and Ronald J. Bell, 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, at office, this 18th day of September, 2019.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase One Cambridge Park at Barnes Road Subdivision, as of record in Instrument No. 20120928-0088517, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Krista Nicole Isenberg, an unmarried person by deed dated June 27, 2014 from Atkins & Associates Homebuilders of record in Instrument No. 20140702-0058458, Register's Office for Davidson County, Tennessee. Krista Nicole Isenberg having since married and is known as Krista N. Bell.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 173 06 0 B 047 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Cambridge Park, of record in Instrument No. 20130702-0068358, amended in Instrument No. 20151208-0123306, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20120912-0082696, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument No. 200712270147964, Register's Office for Davidson County, Tennessee.