Karen Johnson Davidson County
Batch# 295221 DEEDWARR
10/03/2019 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20191003-0100905

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1337

#35012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roxane Taylor and Alan Taylor, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brooke Morgan Houston, unmarried, and Richard W. Houston, married, as tenants in common with right of survivorship,** hereinafter called the **Grantee,** Grantee's 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 Unit No. 16, on the plan of Lion's Head Condominium Apartments, of record in Book Plat 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Roxane Taylor and Alan Taylor, wife and husband by Warranty deed from Charles Karlosky, III, married and Charles Karlosky, Jr., married of record in Instrument No. 20190318-0024559 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 18, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4487 Post Place #16, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 2019.

Roxane Taylor | **Alan Taylor**

State of Tennessee)
County of Davidson)

On this 30th day of September, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roxane Taylor and Alan Taylor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 349,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of September, 2019.

Notary Public

My Commission Expires: October 7, 2019

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

NEW OWNER:
Brooke Morgan Houston
4487 Post Place #16
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Studio Bank
1212 16th Ave S.
Suite 400
Nashville, TN 37203

TAX MAP-PARCEL #:
103-15-0B-016.00

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019