Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

Karen Johnson Davidson County
Batch# 296694 DEEDWARR
10/07/2019 09:02:08 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20191007-0102155

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Michael Taylor and Judy Taylor, Husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Katherine Deford, Unmarried Woman, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Final P.U.D. Plan of Phase III, Jackson's Retreat, as shown on plat of record in Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Parcel No. 86-8-23.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Michael Taylor and Judy Taylor, husband and wife, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., filed of record March 29, 2012 at Instrument No. 20120329-0026634, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to all matters as shown on plat of record in Plat Book 5200, Page 517-518; subject to restrictions of record in Book 5741, Page 360 and Book 6056, Page 672; subject to Charter of HOA of record in Book 5745, Page 283; and subject to ByLaws of record in Book 5745, Page 294, all in the Register's office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2019** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 3rd day of October, 2019.

Michael Taylor

Judy Taylor

State of Tennessee
County of Sumner

On this the 3rd day of October, 2019, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Michael Taylor and Judy Taylor to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 4/22/2024

Notary Public Jessica Hunter

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SWORN TO AND SUBSCRIBED before me, this the 3rd day of October, 2019.

My Commission Expires: 4/22/2024

Notary Public Jessica Hunter

MAIL TAX BILLS AND DEED TO:
Katherine Deford
1448 Autumn Knoll Rd
Hermitage TN 37076

File No.: 1910423

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Katherine Deford
1448 Autumn Knoll Road
Hermitage, TN 37076