Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 305407 DEEDWARR
10/24/2019 08:57:48 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20191024-0109018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of October, 2019.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
MY COMMISSION EXPIRES:
File No. C19-6906

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor Gorman (NAME)	New Owner (NAME)	108-00-0-144
3269 Trails End Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Melvin R.J. Hebert and wife, Leah Helen Hebert**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Gorman, single man**, HEREINAFTER CALLED THE GRANTEES, THEIR 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, described according to a survey made by Ray G. Col, Registered Land Surveyor Number 924, dated October 7, 1980, being described to combine Tracts 2 and 3 as follows:

Beginning at a point in the southerly margin of Elm Hill Pike the most northwest corner of this Tract and being the most northwest corner of Tract 2 of record in Deed book 5693, page 531, Register's Office for Davidson County, Tennessee; thence, with the margin of said road to said Elm Hill Pike, S 52 deg. 19 min. E 105.86 feet to a point in the margin of said Pike; thence, leaving said Pike, S 24 deg. 59 min. W 143.41 feet to a point; thence, S 49 deg. 02 min. E 79.79 feet to a point; thence, S 67 deg. 19 min. E 31.40 feet to a point; thence, S 9 deg. 27 min. E 234.40 feet to a point; thence, S 82 deg. 26 min. W 334.12 feet to a point; thence, N 6 deg. 58 min. E 318.14 feet to a point; thence, N 78 deg. 56 min. E 90.96 feet to a point; thence, N 14 deg. 37 min. E 207.82 feet to the beginning, containing 2.32 acres more or less.

Being the same property conveyed to Melvin R.J. Hebert and wife, Leah Helen Hebert by Deed dated January 29, 1993, recorded February 2, 1993, in Book 8855, Page 346, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Memorandum of Lease of record in Instrument 20010618-0064323 amended in Instrument 20020724-0089121 and 20061031-0135099, Register's Office for said County.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3269 Trails End Lane, Nashville, TN 37214.

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. Whenever 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/our hand(s) this 22nd day of October, 2019.

Melvin R.J. Hebert

Leah Helen Hebert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2019, before me personally appeared Melvin R.J. Hebert and Leah H Hebert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2019.

Notary Signature
My commission expires: 6/20/21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY