Karen Johnson Davidson County
Batch# 306656 DEEDWARR
10/28/2019 08:48:22 AM 2 pgs
Fees: $13.00 Taxes: $2,338.40
20191028-0109987

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

39-B
File #19-1377

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 **Matthew Stephen Blow, an unmarried man and Taylor Lanaux Trumble, an unmarried woman, now known as, Taylor T. Blow, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony J. Seng,** unmarried 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 Lot 26 and the East 30 feet of Lot No. 27 of Block "M" on the map of Maplehurst, of record in Plat Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 80 feet on the North side of Grandview Drive and runs back between parallel lines 150 feet to a dead line, and measure 80 feet across the rear thereon.

Being the same property conveyed to Matthew Stephen Blow, an unmarried man, and Taylor Lanaux Trumble, an unmarried woman, as joint tenants with right of survivorship, by deed from Jolene L. Skinner and husband, Ronald D. Beck, dated July 21, 2017, of record in Inst. No. 20170724-0074813 and by Scrivener's Affidavit of record in Inst. No. 20191021 -0107604, Register's Office for Davidson County, Tennessee.

Matthew Stephen Blow and Taylor Lanaux Trumble are now married. Taylor Lanaux Trumble is now known as Taylor T. Blow. Taylor Lanaux Trumble and Taylor T. Blow are one and the same person.

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: 1502 Grandview Drive, Nashville TN, 37215.

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 25th day of October, 2019.

Matthew Stephen Blow

Taylor T. Blow

State of Tennessee)
County of Davidson)

On this 25th day of October, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Stephen Blow and Taylor T. Blow, 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. ROSTON-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: $ 632,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of October, 2019.

Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Anthony J. Seng
1502 Grandview Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Bank of America
P.O. Box 650070
Dallas, TX 75265-0070

TAX MAP-PARCEL #:
117-16-0-032.00