WARRANTY DEED

Karen Johnson Davidson County
Batch# 314140 DEEDWARR
11/12/2019 10:30:27 AM 2 pgs
Fees: $13.00 Taxes: $1,426.56

20191112-0116264

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $385,555.00.

Affiant

Subscribed and sworn to before me this 8 day of November, 2019.

Notary Public

My Commission expires: 12/1/2020 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Loren Taylor	Movement Mortgage, LLC	061-02-0-143.00
4429 Saunders Avenue	8024 Calvin Hill Road	
Nashville, TN 37216	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Braswell, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Loren Taylor and Patricia Taylor, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 118 on the Map of Section Two, Gra-Mar Acres, of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Saunders Avenue at the common corner of Lots 117 and 118; thence northerly with said Avenue 126.75 feet to a concrete monument; thence with a curve in a northwesterly direction 29.43 feet to a concrete monument in the south margin of Joyce Lane; thence westerly with said Lane 170 feet to a concrete monument; thence southerly 190 feet to a concrete monument at the corner of Lots 118 and 117; thence easterly with the line between said lots 215.16 feet to the point of beginning.

Being the same property conveyed to Robert Braswell, by deed from First Baptist Church of Nashville, on February 11, 2019, of record in Instrument Number 20190211-0012769, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never resided in the subject property as a married person and that subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 74, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2202, page 222, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4429 Saunders Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 6, 2019.

Robert Braswell

Robert Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Braswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 6, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY