2019-274

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2019.

Notary Public

My commission expires: 5/2/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Catherine Elizabeth McNelly	NEW OWNER	**Map 103-09-0 Parcel 093.00**
5814 Vine Ridge Dr.		
Nashville, Tennessee 37205		

Karen Johnson Davidson County
Batch# 317332 DEEDWARR
11/19/2019 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20191119-0119261

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brent Taylor, unmarried, and Lisa Ellis Easterling, married, Devisees under the Last Will and Testament of Joe Daniel Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine Elizabeth McNelly

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, being Lot No. 89 on the Plan of Hillwood Estates, Section 6, of record in Plat Book 2133, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe D. Taylor and wife, Joan H. Taylor, by Deed dated May 17, 1965 from Sheridan Construction Company, a Tennessee corporation, of record in Book 3895, Page 491, Register's Office for Davidson County, Tennessee. The said Joe D. Taylor (aka Joe Daniel Taylor and Joseph Daniel Taylor) and Joan H. Taylor (aka Delores Joanne Taylor) having since died. The said Dolores Joann Taylor died on February 28, 2015, predeceasing Joe D. Taylor. The said Joe D. Taylor (aka Joe Daniel Taylor) having since died on May 14, 2018. The said property was devised to Brent Taylor and Lisa Ellis (aka Easterling) by Last Will and Testament filed July 12, 2018, in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, at Nashville Probate Division, File No. 18P1134, and filed in Instrument No. 20180720-0070972 and Instrument No. 20180720-0070973, Register's Office for Davidson County, Tennessee. Lisa Ellis Easterling is also known as Elisa Ann Easterling.

The subject property is not the principal residence of the Grantors or their spouses.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2133, Page 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4005, Page 326, Register's Office for Davidson County, Tennessee. (3) Affidavit of Heirship for Joseph Daniel Taylor, filed July 31, 2018, of record in Instrument No. 20180803-0076479, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5814 Vine Ridge Dr., Nashville, Tennessee 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 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. 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 my/our hand(s) this **18th** day of **November, 2019.**

Brent Taylor

Lisa Ellis Easterling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brent Taylor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **November, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Lisa Ellis Easterling,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **November, 2019.**

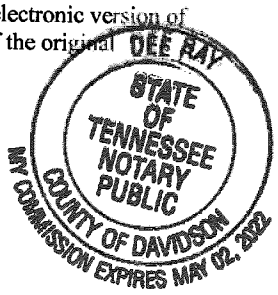
Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public