Karen Johnson Davidson County
Batch# 318935 DEEDWARR
11/25/2019 11:32:27 AM 2 pgs
Fees: $13.00 Taxes: $4,181.00
20191125-0121473

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019100020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $1,130,000.00

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Sworn to and subscribed before me this 20th day of November, 2019.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Matthew R. Harrison		117-110P-002.00-CO
3435 Amanda Avenue	New Owner	
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bryan Edward Paylor and Megan Estes, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew R. Harrison, unmarried, and Lauren L. Gingles, unmarried, as Joint Tenants with right of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain townhouse located In Davidson County, Tennessee, being Unit No. B of Amanda HPR 2, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out In Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Amanda HPR2, of record In Instrument No. 20160419-0037555, in the Registers Office for Davidson County, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and Interest In favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage Interest In the common elements and voting percentage as set forth In Exhibit B to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Bryan Edward Paylor, a single man by Warranty deed from 904 Cadillac, LLC, a Tennessee limited liability company of record in Instrument No. 20160705-0068621 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on July 05, 2016.

This is improved property known as **3435 Amanda Avenue, Nashville, TN 37215.**

Megan Estes, spouse of the Grantor, Bryan Edward Paylor, joins in this conveyance to grant all right, title and interest, marital or otherwise, she may have in the subject property.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 20th day of November, 2019.

Bryan Edward Paylor

Megan Estes

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON RMD

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Bryan Edward Paylor and Megan E. Paylor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023