Karen Johnson Davidson County
Batch# 327038 DEEDWARR
12/09/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20191209-0126751

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of December, 2019.

MATTHEW PHELAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

Notary Public
My commission expires:

05-1911-67634

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Stephen Taylor 818 Tuckahoe Drive Madison TN 37115	Stephen Taylor 818 Tuckahoe Drive Madison, TN 37115	042-09-0-116.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James B. Ford and wife, Diane M. Ford**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Taylor, A Single Man**, hereinafter called the Grantees, their successors 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. 60, on the Plan of Section Two, Kemper Heights, of record in Book 2331, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James B. Ford and wife, Diane M. Ford by deed from John D. White and wife, Carrie L. White, dated June 14, 2017, recorded June 16, 2017, of record in Instrument No. 20170616-0060752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 818 Tuckahoe Drive, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of December, 2019.

James B. Ford

James B. Ford

Diane M. Ford

Diane M. Ford

STATE OF MICHIGAN.

COUNTY OF BERRIEN.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James B. Ford and Diane M. Ford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Berrien Springs, MI, this 4th day of December, 2019.

H Ganjoo

Notary Public

My Commission expires: NOV 16th 2023.

HIMANSHU GANJOO
Notary Public, State of Michigan
County of Berrien
My Commission Expires Nov. 16, 2023
Acting in the County of Berrien.

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

