BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 338671 DEEDWARR
01/06/2020 08:27:57 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20200106-0001218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF December, 2019.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marcie Sweet	SAME	
(NAME) 1906 Glen Echo Road #15058	(NAME)	105-4 265
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KAY TAYLOR HUME AND JANE E. TAYLOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCIE SWEET, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, 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 part of Lot No. 23 on the Old Fairgrounds Plan of Lots of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at the southeast corner of Lewis, formerly East Hill Street, and thence with the southerly margin of Stanley Street, easterly 155 feet to T. A. Turner's northwest corner; thence with his westerly line, southerly 53 feet; thence westerly parallel with Stanley Street, 155 feet to the easterly margin of Lewis Street; thence with the easterly margin of said street, northerly 53 feet to the beginning.

Being the same property conveyed to Sara Jane Jones and Rufus S. Stanton (each a 1/2 undivided interest) by deed of record in Book 10093, page 68, said Register's Office. Rufus S. Stanton conveyed his 1/2 interest in said property to Sara Jane Jones by deed of record in Instrument No. 20010820-0089544, said Register's Office. Sara Jane Jones died January 10, 2018. Kay Taylor Hume and Jane E. Taylor are the heirs at law of Sara Jane Jones as shown in the Affidavit of Heirship of record in Instrument No. 20190423-0037183, said Register's Office.

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

unimproved X
This is improved property, known as 1222 Lewis Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 31st day of December, 2019

Kay Taylor Hume by
Kevin Montgomery, attorney in fact

KAY TAYLOR HUME

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

Jane E. Taylor by
Kevin Montgomery, attorney in fact

JANE E. TAYLOR

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of December, 2019 before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Kay Taylor Hume and Jane E. Taylor and acknowledged that he executed the same as the free act and deed of Kay Taylor Hume and Jane E. Taylor.

Witness my hand and official seal this 31st day of December, 2019

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022