Name and Address of New Owner:
TaylorMade Contracting
1810 morgan Farms Way
Brentwood TN 37027
Send Tax Bills To:
TaylorMade Contracting
Same

Karen Johnson Davidson County
Batch# 364639 DEEDWARR
02/27/2020 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200227-0021998

This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-11-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan W. Walker**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TaylorMade Contracting LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
land lying and being in Davidson County, Tennessee,and being more particularly described as follows:
Being the Westerly 35 feet of Lot No. 58 and 5 feet of Lot 59 on the plan Bryans Additions to Edgefield, as shown by plat of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete reference.

Said parts of said lots front together 0 feet on the Southerly side of Treutland Street and run back between parallel lines 165 to an alley.

Being the same property conveyed to Ryan W. Walker, by Warranty Deed from Luis Molina, a married man, recorded on December 22, 2009, of Instrument No. 20091222-0116507, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 218 Treutland Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2020.

_____ (SEAL)
Ryan W. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2020, before me personally appeared Ryan W. Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2020.

_____
Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John A Bell Jr, 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.

Signature

Personally appeared before me, Dilma Ledoux, a notary public for this county and state, John A Bell Jr., who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of February, 2020.

Notary Public
My commission expires: 3-8-22
File No. 2020-986

