Karen Johnson Davidson County
Batch# 373241 DEEDWARR
03/17/2020 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $584.60
20200317-0029319

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 653047

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Madison Lee Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sydney Tolbert	New Owner	03316000200
(NAME)	(NAME)	
920 Sun Valley Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Madison Lee Taylor and Allison Nicks Taylor,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sydney Tolbert, a married man and Natalie Dawn Tolbert, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 232, on the plan of SECTION THREE, PRIMROSE ACRES, as shown on plat of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas B. Taylor by Final Decree Case No. 89D-4598 from Martha C. Taylor being the same person as Carolyn T. White, recorded in Book 8632, Page 116, in the Register's Office for Davidson County, Tennessee.

The said Thomas B. Taylor died testate on 09/29/2012, devising subject property to Grace Christine Taylor, as to a life estate interest, and to Kevin Lee Taylor, in Trust for Madison Lee Taylor and Allison Nicks Taylor as to the remainderman as evidenced in File No. 12P1691, Probate Court Clerk's Office for Davidson County, Tennessee, and further evidenced by the Last Will and Testament of record in Instrument 201510010099729, and Affidavit of Heirship in Instrument 201512070122812, Register's Office for Davidson County, Tennessee.

Grace Christine Taylor has since died on 12/21/2019, eliminating the life estate interest.

Being the same property conveyed to Madison Lee Taylor and Allison Nicks Taylor by Quitclaim Deed from Kevin Taylor, Trustee of the Testamentary Trust created under the Will of Thomas B, Taylor died 09/29/2012 of record in Instrument No. 202003170029317, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 2900, Page 71, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 3029, Page 246, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances recorded in Instrument 200501310011059, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 920 Sun Valley Drive, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of March 2020..

Madison Lee Taylor

Madison Lee Taylor

Allison Nicks Taylor, by Madison Lee Taylor, her Attorney-in-Fact

Allison Nicks Taylor, by Madison Lee Taylor, her Attorney-in-Fact.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Madison Lee Taylor** , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Madison Lee Taylor**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Allison Nicks Taylor** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Allison Nicks Taylor**, and is authorized by **Allison Nicks Taylor** to execute this instrument on her behalf.

This the 3rd day of March 2020

Notary Public

My commission expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

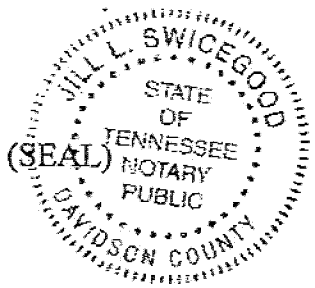
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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