Karen Johnson Davidson County
Batch# 375828 **DEEDWARR**
03/23/2020 10:57:35 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200323-0031352

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of March, 2020.

NOTARY PUBLIC

My commission expires: 8-7-23

WILLIAM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew Jennings Taylor and Megan Elizabeth Taylor	First Community Mortgage, Inc.	114-07-0B-048.00 CO
(NAME)	(NAME)	
704 Warmstone Ct	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37129	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nicole Z. Merget, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Jennings Taylor and Megan Elizabeth Taylor, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled the Plan of Section Two, Westchase, of record in Instrument No. 20030507-0061365, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole Z. Merget, an unmarried woman, by deed from Janice T. Drinkwine, unmarried, of record in Instrument No. 20171027-0110226, dated October 23, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 704 Warmstone Ct, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of March, 2020.

Nicole Z. Merget

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Z. Merget, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of March, 2020.

Notary Public
My Commission Expires: 7/6/20

ALAN W. BASKINS
Notary Public, State of Michigan
County of Oakland
My Commission Expires July 6, 2020
Acting in the County of OAKLAND

OAKLAND COUNTY, MI NOTARY PUBLIC ALAN W. BASKINS

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122