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WARRANTY DEED

Karen Johnson Davidson County
Batch# 377748 DEEDWARR
03/26/2020 10:55:18 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20200326-0032859

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Mary Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Taylor	Mary Taylor .	03314007300
(NAME)	(NAME)	
211 Green Acres Court	211 Green Acres Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Cathy Branch,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Taylor,** hereinafter called the GRANTEES, 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 Lot No. 98 on the Plan of Pleasant Hill Addition, of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description hereof.

Being the same property conveyed to Mildred O. Branch and Cathy Branch, as joint tenants with right of survivorship by deed dated March 8, 2016 from Mildred O. Branch of record in Instrument No. 20160311-0023530, Register's Office for Davidson County, Tennessee. The said Mildred O. Branch has since died on May 4, 2019, survived by Cathy Branch.

unimproved ☐

This is improved ☑ property, known as 211 Green Acres Court, Goodlettsville, TN 37072
(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/our hands this 20 day of March, 2020.

X _____
Cathy Branch

State of Georgia
County of Fannin

On this 20th day of March, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Cathy Branch, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 20th day of March, 2020.

Sherry A. Walden
Notary Public
My Commission Expires: March 14, 2022

File No.: 20-Taylor

