WARRANTY DEED

Karen Johnson Davidson County
Batch# 392828 DEEDWARR
04/28/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20200428-0044389

Address New Owners as:	Tax Bill To:	Map / Parcel
Shayne Taylor & Jack Taylor 7513 Hallows Drive Nashville, TN 37221	**Synovus Bank** **800 Shades Creek Pkwy MS 101** **Birmingham, AL 35209**	12809007600
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

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 sufficiency of all of which are hereby acknowledged **James C. Compson and Linda J. Compson, husband and wife,** (The "Grantors") has bargained and sold, and by these presents do transfer and convey unto **Shayne Taylor and Jack Taylor, wife and husband,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 34 on the Plan of Section Two, Dunaway Woods, as shown on plat of record in Plat Book 9700, page 284 and corrected in Book 10886, page 32, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Compson and Linda J. Compson, by Special Warranty Deed from Mark E. O'Neill of record in Book 10339, page 291, said Register's Office for Davidson County, Tennessee.

This is improved property known as 7513 Hallows Drive, Nashville, TN 37221.

This conveyance is subject to the following:

1. County Taxes for the year 2020 for Davidson County, Tennessee.
2. Matters shown on the plat, of record in Book 9700, page 284 and corrected and recorded in Book 10886, page 32, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4589, page 112 and Covenants of record in Book 5393, page 651 and Book 5484, page 222, said Register's Office for Davidson County, Tennessee.
4. Easement for a road as set out in the decree of the Chancery Court in the cause of Mrs. Phillips Moore, et al vs. Mamie Vaughn, et al, in Minute Book 146, page 395, of said Court. Said road is 18 feet wide and runs through the land in question of what is know as the Finnegan Tract.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me
This 22nd day of April, 2020.

Notary Public

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of April, 2020.

James C. Compson

Linda J. Compson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James C. Compson and Linda J. Compson, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 22nd day of April, 2020.

Notary Public

My Commission Expires: 11-26-2022

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON