**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~** Davidson

**The actual consideration or value, whichever is greater, for this transfer is $298,000.00**

Cecilie Kendall
**Affiant**

**Subscribed and sworn to before me this 29th day of April, 2020.**

**Notary Public**
**My commission expires:** March 8, 2021

A. H. MCKENZIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Karen Johnson Davidson County
Batch# 395560 **DEEDWARR**
05/04/2020 03:56:25 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20200504-0046522

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Thomas Eugene Larson and<br>Kimberley Ann Collier<br>509 Drake Avenue<br>Nashville, TN 37211 | Ameris Bank<br>3 Corporate Square 7th Fl.<br>Atlanta, GA 30067 | 133-01-0-019 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Clinton Roy Taylor and Nancy Perrott Taylor, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Thomas Eugene Larson and Kimberley Ann Collier, Husband and Wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Map of W.M Coleman's Subdivision of Radnor College Land of record in Book 547 Page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Clinton Roy Taylor and Nancy Perrott Taylor, husband and wife, by deed from Lex & Co., LLC of record in Instrument No. 20180703-0064547, Register's Office for Davidson County, Tennessee, and dated July 3, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of W.M Coleman's Subdivision of Radnor College of record in Plat Book 547 Page 181 Register's Office for Davidson County, Tennessee.

This property is improved property known as 509 Drake Avenue, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of April, 2020.

Clinton Roy Taylor

Nancy Perrott Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2020, before me personally appeared Clinton Roy Taylor and Nancy Perrott Taylor, 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 28th day of April, 2020.

Notary Signature
My commission expires: 2/12/23

