WARRANTY DEED

Karen Johnson Davidson County
Batch# 395693 **DEEDWARR**
05/05/2020 11:16:45 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200505-0046706

File #2020-185

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to before me on May 1, 2020.

NOTARY PUBLIC
My Commission Expires: 2/26/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alexander Michael Taylor 386 Ocala Dr. Nashville, TN 37211	New Owner	161-08-0-071.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN LYNCH AND WIFE, BARBARA J. LYNCH,** , hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ALEXANDER MICHAEL TAYLOR, AN UNMARRIED MAN,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 104, as shown on the map entitled Southwood, of record in Plat Book 2663, pages 125-126, 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 JOHN LYNCH AND WIFE, BARBARA J. LYNCH, by deed from BRUCE JACKSON LATEN AND WIFE, MARY A. LATEN, of record in Book 9067, page 115, dated August 27, 1993, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 386 Ocala Dr, 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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on April 29th, 2020.

Grantor:

John P. Lynch

John Lynch

Grantor:

Barbara J. Lynch

Barbara J. Lynch

DIANA E. BUCK
MY COMMISSION EXPIRES
JUNE 14, 2023
#GG 302441
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOHN LYNCH AND BARBARA J. LYNCH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2020.

Diana E Buck
Notary Public

My commission expires: June 14, 2023