MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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

The actual consideration or value, whichever is greater, for this transfer is $565,374.00

Affiant

Subscribed and sworn to before me this 8th day of June, 2020.

Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 416351 DEEDWARR
06/16/2020 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,091.88
20200616-0062338

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Natasha Saylor and Jonathan Saylor 4925 Aviemore Dr. Nashville, TN 37220	New owner	161-01-0B-043.00-C

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 **Eldrich J. Willis, III and Catherine M. Willis, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Natasha Saylor and Jonathan Saylor, wife and husband,** 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. 113 on the Plan of Phase One, Section Two, Aberdeen Woods, of record in Book 9700 Page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Eldrich J. Willis, III, a married man, by deed from John B. Simpson and Vanessa Simpson, husband and wife, of record in Instrument No. 20180806-0076960, Register's Office for Davidson County, Tennessee, and dated July 30, 2018.

This conveyance is made subject to the following:

1. Easement for Sanitary Sewers/Storm Drainage of record in Book 10611 Page 153 and Book 7086 Page 401 Register's Office for Davidson County, Tennessee.

2. Right of Way Easement of record in Book 2595 Page 563 Register's Office for Davidson County, Tennessee.

202006160062338

3. Storm Water Detention Agreement of record in Book 10644 Page 324 Register's Office for Davidson County, Tennessee.

4. Charter for Aberdeen Woods Homeowners Association of record in Book 10792 Page 896 Register's Office for Davidson County, Tennessee.

5. All matters appearing on the plan of Aberdeen Woods of record in Plat Book 9700 Page 739 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded in Book 10790 Page 189, Book 11303 Page 555, Book 11714 Page 843, Instrument No. 20000203-0011436, 20030221-0023491, 20030221-0023492, and 20030730-0108227 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 4925 Aviemore Drive, Nashville, TN 37220

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 ~~24th~~ 8th day of June, 2020.

Eldrich J. Willis, III

Catherine M. Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~24th~~ 8th day of June, 2020, before me personally appeared Eldrich J Willis, III and Catherine M Willis, 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 ~~24th~~ 8th day of June, 2020.

Notary Signature
My commission expires: 12-18-2023

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY SHERRI ENGEL

202006160062338

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner