NEW OWNER:

WES TAYLOR
880 BLOOMDALE TRACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

GARDNER FINANCIAL SERVICES LTD D/B/A
LEGACY MUTUAL MORTGAGE
3503 PAESANOS PARKWAY
SAN ANTONIO, TX 78231

Map & Parcel 086120CO54.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 20-0967

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 441148 **DEEDWARR**
07/21/2020 09:50:41 AM 3 pgs
Fees: $18.00 Taxes: $1,316.83

20200721-0079865

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Five Thousand Nine Hundred and 00/100 Dollars ($355,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THREE STAR HOMES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WES TAYLOR and LINDSAY OSBORN, as joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and more particularly described as follows: Being known and designated as all of Lot 54, Section 5, Tulip Grove Pointe, as shown on the plat of the same record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is herby made for a more particular description of said property.

Being a portion of the same property conveyed to THREE STAR HOMES, LLC, a Tennessee limited liability company by Special Warranty Deed from Prime Developers, LLC, a Tennessee limited liability company, dated February 27, 2019, and of record in Instrument No. 20190228-0018083, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **880 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180518-0047996, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of July, 2020.

THREE STAR HOMES, LLC

By: _____
David B. Foutch
Its: Special Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **David B. Foutch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Special Member** of **THREE STAR HOMES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 15th day of July, 2020.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$355,900.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of July, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022