WARRANTY DEED

Karen Johnson Davidson County
Batch# 460102 DEEDWARR
08/19/2020 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20200819-0093311

A-CRL-3217-A

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/21/2022
(AFFIX SEAL)

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anna-Jean Lanelle Derrington and William Tucker Mays Walker	**New Owner**	
(NAME)	(NAME)	**070-09-0K-001.00-CO**
3217 A Curtis		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP E. TAYLOR, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA-JEAN LANELLE DERRINGTON AND WILLIAM TUCKER MAYS WALKER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3217A, of 3217 Curtis Street, as shown as Exhibit "B", in the Declaration of Covenants, Conditions, and Restrictions for 3217 Curtis Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190923-0096590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Rosemary D. Left by Warranty deed from Florence Follis Highsmith and husband, Alton R. Highsmith of record in Book 8150, page 435, Register's Office for Davidson County, Tennessee, dated June 19, 1990 and recorded on July 22, 1990.

Being part of the same property conveyed to Josh Terry, Trustee of The 3217 Curtis St Trust by Warranty deed from Rosemary D. Left, a single woman of record in Instrument No. 20190806-0078065 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 06, 2019.

Being part of the same property conveyed to Phillip E. Taylor, a single man by Warranty deed from Josh Terry, Trustee of The 3217 Curtis St Trust of record in Instrument No. 20190807-0078594 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 07, 2019.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190923-0096590, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3217 A Curtis, Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the ____ DAY OF AUGUST, 2020.

Phillip E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"

That certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to wit:

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Subject to rights of others in and to the common areas and/or elements.
Taxes for 2020 and subsequent years a lien not yet due and payable.
Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 3217A Curtis, Nashville Tennessee 37218

True Copy Certification

I, Jeanetta Willis, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Jeanetta Willis] 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:
Notary' Seal (if on paper)

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214