This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 463176 **DEEDWARR**
08/25/2020 10:27:03 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20200825-0096016

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $267,500.00.

Affiant

Subscribed and sworn before me this the
21st day of August, 2020.

Notary Public
My commission expires:

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:
Whitney Dursteler
5528 Peninsula Park Landing
Hermitage, TN 37076

Send Tax Bill to:
Whitney Dursteler
5528 Peninsula Park Landing
Hermitage, TN 37076

Tax Information:
135-14-0B 056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD F. TAYLOR, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WHITNEY DURSTELER, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Ransom Place Section Two, Phase Two of record in Book 7900, Page 526, Register's Office for said County.

Said Lot No. 55, which is a corner lot, fronts 56.77 feet on the Broken Northwesterly margin of Ransom Place and fronts 80.00 feet on the Northeasterly margin of Elderberry Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.00 feet on the Northwesterly line and 104.86 feet on the Northeasterly line, to a point of intersection.

Being the same property conveyed to Richard F. Taylor and wife, Sigrid A. Taylor, by deed from Sharon D. Fann, unmarried, dated 12/01/2000, of record in Instrument No. 20001204-0118996, said Register's Office. The said Sigrid A. Taylor having since died on March 12, 2017.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2120 Ransom Pl, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of August, 2020.

Richard F. Taylor by Cathy T. Hillyard Attorney-in-fact
Richard F. Taylor by Cathy T. Hillyard, Attorney-In-Fact

STATE OF Colorado
COUNTY OF El Paso

On this 21 day of August, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Cathy T. Hillyard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard F. Taylor, by Durable Power of Attorney dated March 3rd, 2017, and recorded in instrument number 20170407-0034269, Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of Richard F. Taylor.

Witness my hand and official seal this 21 day of August, 2020

My Commission Expires: 1/22/2024

Evelyn C. Hallum
Notary Public Evelyn C. Hallum

EVELYN C HALLUM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204002295
MY COMMISSION EXPIRES JANUARY 22, 2024

Rec'd by CJH AIF