WARRANTY DEED

Karen Johnson Davidson County
Batch# 478611 DEEDWARR
09/18/2020 01:18:18 PM 2 pgs
Fees: $13.00 Taxes: $617.90

20200918-0107291

B-WC-20-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Will Cannon	**NEW OWNER**	
(NAME) **651 S. Mt. Juliet Rd., Ste. 1150**	(NAME)	**162-07-0-011.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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, **JOE L. TAYLOR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILL CANNON,** 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 Lot No. 74 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96 Register's Office for said County.

Said Lot No. 74 fronts 75.80 feet on the Northwesterly side of Benzing Road and extends back 152.6 feet on the Southwesterly line and 165.2 feet on the Northeasterly line, to a line in the rear on which it measures 76.06 feet.

Being the same property conveyed to Joe L. Taylor and wife, Bernice Taylor by Warranty Deed of record in Book 6308, page 40, Register's Office for Davidson County, Tennessee. Bernice Taylor having since died on or about November 26, 1994, and subject property having vested in Joe L. Taylor, as surviving tenant by the entirety. Subsequently, Joe L. Taylor having married Doretha Taylor. The said Doretha Taylor having conveyed any and all or her interest, marital or otherwise, in said property to Joe L. Taylor as his sole and separate property by Quitclaim Deed of record in Instrument Number 20160803-0080377, Register's Office for Davidson County, Tennessee. Subject property is not the residence of Doretha Taylor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3861, Page 744, in the Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Joe L. Taylor, married, joined by non-borrowing spouse Doretha Taylor, trustor, to Arnold M. Weiss, Esq, trustee, for the benefit of Wells Fargo Bank, N.A, beneficiary, to secure a note in the original amount of $ 152,000.00 secured thereby, dated December 17, 2019, and recorded on December 30, 2019, of record as Instrument Number 20191230-0134281, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **80 Benzing Road, Antioch, Tennessee 37013**.

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 15th DAY OF SEPTEMBER, 2020.

Joe L. Taylor by Jaquita Taylor Attorney in Fact

Joe L. Taylor by Jaquita Taylor, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaquita Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOE L. TAYLOR, and who acknowledged he/she/they executed the same as the free act and deed of the said JOE L. TAYLOR.

Witness my hand and official seal, this the 15th of September, 2020.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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