(1)

Southland

WARRANTY DEED

Karen Johnson Davidson County
Batch# 480278 **DEEDWARR**
09/22/2020 09:26:52 AM 2 pgs
Fees: $13.00 Taxes: $6,271.50

20200922-0108428

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2020

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 3-6-21

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benedict Maliakkal		158-16 3.00
(NAME)	(NAME)	
101 St. Regis Court	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Ryan Taylor and Erica Taylor, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benedict Maliakkal and Meera Maliakkal, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property situated in the County of Davidson, State of Tennessee:

Being Lot Number 5 on the Plan of Final Plat St. Regis Place, of record in Instrument No. 20010221-0016147, Register's Office for Davidson County Tennessee, and Plat Book 31, page 59, amended in Book 2710, page 574, Register's Office for Williamson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Taylor and Erica Taylor by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated May 26, 2011, as of record in Instrument No. 20110613-0044903, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20010221-0016147 and 20011101-011945; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 101 St. Regis Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of September, 2020.

Ryan Taylor

Erica Taylor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ryan Taylor and Erica Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of September, 2020.

Notary Public
My Commission Expires: _____

File No.: 32548

