Karen Johnson Davidson County
Batch# 481238 DEEDWARR
09/23/2020 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20200923-0108950



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of September, 2020.

Notary Public

My commission expires: 8-22-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rupert O. Taylor, III and LaKissha T. Taylor	SWBC Mortgage Corp	098-13-0A-017.00-CO
4765 Cape Hope Pass	9311 San Pedro #100	
Hermitage, TN 37076	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Martha Lingley, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rupert O. Taylor, III and LaKissha T. Taylor, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 17 on the Plan of New Hope Point, Phase One, Section Two, a Planned Unit Development of record in Plat Book 9700, Page 431, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John Lingley and Martha Lingley, husband and wife by Warranty deed from Patricia M. Boyer of record as Instrument No. 20100205-0009249, Register's Office for Davidson County, Tennessee; the said John Lingley having since died February 1, 2020 leaving the said Martha Lingley as the surviving tenant by the entirety and sole owner of the subject property.

This is improved property known as **4765 Cape Hope Pass, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of September, 2020.

Martha Lingley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Martha Lingley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 17th day of September, 2020.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000357-529 / 20-000202-528

True Copy Certification

I, Lisa K. R. Wagner, do hereby make oath that I am 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 the law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lynda Marvel, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 8-22-22

Lynda Marvel State of Tennessee Notary Public Rutherford County