THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 488689 DEEDWARR
10/02/2020 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20201002-0114493

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Phillip Taylor 919 Oneida Avenue Nashville, TN 37207	-SAME AS NEW OWNER-	058-14-0-083

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Angela Brown Scivens, Pamela Brown, Larry Brown and Raymond Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Phillip Taylor**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 35**, on the Plan of Gold Key Addition, Section One, of record in Book 4675, Page 14 & 15, Register's Office for said County.

Said Lot No. 35 fronts 49.34 feet on the westerly margin of Home Haven Drive and extends back 153.0 feet on the northerly line and 188.6 feet of the southerly line to a dead line in the rear, measuring 150.0 feet thereon.

Being the same property conveyed to Richard T. Brown et ux Ineva M. Brown, by Warranty Deed from Cumberland Builders, Inc., of record on March 23, 1977, at Book 5127 Page 215, Davidson County Register of Deeds. Ineva M. Brown predeceased Richard T. Brown. Richard T. Brown later died unmarried on 12/26/2018. His Last Will and Testament, probated in the Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 12P1295, devises this property to Angela Brown Scrivens, Pamela Brown, Larry Brown, and Raymond Brown.

This is property commonly known as 4220 Home Haven Drive Nashville, TN 37218.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, as of the dates noted below:

Angela Brown Scivens Date: 10/1/20
Angela Brown Scivens

Pamela Brown Date: 10-1-2020
Pamela Brown

Larry L. Brown Date: 10/1/20
Larry Brown

Raymond Brown Date: 10-1-2020
Raymond Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela Brown Scivens, Pamela Brown, and Larry Brown,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Brown,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2020:

Notary Public

My Commission Expires: 5-9-2023

ALANDIS K BRASSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$200,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY OF October, 2020.

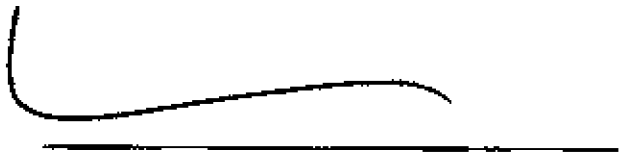
Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

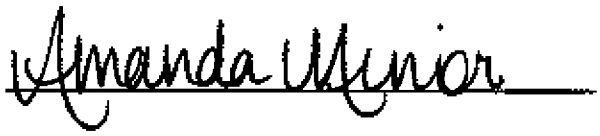
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

