Karen Johnson Davidson County
Batch# 505244 DEEDWARR
10/30/2020 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201030-0126878

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

My Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Raphael Jones 813 Pin Oak Drive Antioch, TN 37013	~~SAME AS NEW OWNER:~~ Gardner Financial Services 730 Cool Springs Blvd. Ste 100 Franklin, TN 37067	164 01 0A 043.00

WARRANTY DEED

FOR AND IN 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, **Calvin Avery Taylor and Cheryl Denise Taylor, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raphael Jones, a single man** 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:

Property known as 813 Pin Oak Drive Antioch, TN 37013, County of Davidson

Being Lot Number 32 as shown on the Final Plat, Phase Two, Marhaden Pointe, a Residential PUD Subdivision, as shown of record in Instrument No. 20170324-0028913, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Calvin Avery Taylor and Cheryl Denise Taylor, husband and wife, by deed from Lake Forest Homes, Inc. dated 10/6/2017, recorded 10/11/2017 filed of record in Instrument No. 20171011-0104332, said Register's Office

Tax Map ID is as follows 164 01 0A 043.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 813 Pin Oak Drive, Antioch, TN 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 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 my hand this .

Cheryl Denise Taylor

Cheryl Denise Taylor

Calvin Avery Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Calvin Avery Taylor and Cheryl Denise Taylor, husband and wife**, to me known to be the persons described in **and who executed the** foregoing instrument, and acknowledged that such persons executed the **same as such person's** free act and deed.

Witness my hand and official seal at office this .

Notary Public

MICHAEL B. WOODIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2026

Commission Expiration: 12/05/2026

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

