Karen Johnson Davidson County
Batch# 508788 DEEDWARR
11/04/2020 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $891.70
20201104-0129177

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $241,000.00.

Taylor Flynn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of October, 2020.

NOTARY PUBLIC

My commission expires:

GREGG M. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 12, 2022

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Taylor Flynn	Evansville Teachers	150120C00300CO
(NAME)	(NAME)	
3509 Mount View Ridge Drive	PO Box 5129	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Evansville, IN 47116	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Violet Young Gilliam and Wesley Gilliam, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Taylor Flynn , unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being all of Lot No. 3, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended in Instrument No. 20010207-0012283 (errouneously stated as Instrument No. 20010207-0002283) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Violet J. Young, a single person by deed from Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement dated as of September 1, 2006 Securitized Asset /Backed Receivables LLC Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2, dated 3/1/2009, of record in Instrument Number 20090319-0024669, said Register's Office.

Violet J. Young being one in the same as Violet Young Gilliam.

This property is __unimproved _X_improved property known as: 3509 Mount View Ridge Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of October, 2020.

Violet Young Gilliam

Wesley Gilliam

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Violet Young Gilliam and Wesley Gilliam, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2020.

Notary Public
My Commission Expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY