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Karen Johnson Davidson County
Batch# 518305 DEEDWARR
11/18/2020 12:59:17 PM 2 pgs
Fees: $13.00 Taxes: $1,383.43

20201118-0135907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,900.00.

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Terry Taylor	Regions Mortgage	Parcel ID: 188 10 0C 156.00
(NAME) 1515 Winding Creek Dr.	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William B. Sigh and Lauren A. Raphael, now known as Lauren Raphael Sigh, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry Taylor, an unmarrried 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:

Land in Davidson County, Tennessee, being Lot No. 156, as shown on the map entitled Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William B. Sigh, unmarried and Lauren A. Raphael, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180116-0004510, in the Register's Office of Davidson County, Tennessee, dated January 11, 2018 and recorded on January 16, 2018.

Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20180601-0052417, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1515 Winding Creek Dr., Nolensville, TN 37135

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 12 day of November, 2020.

William B. Sigh

Lauren A. Raphael, now known as Lauren Raphael Sigh

STATE OF TN

COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William B. Sigh and Lauren A. Raphael, now known as Lauren Raphael Sigh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of November, 2020.

Notary Public

My Commission Expires: 10-23-2021

(SEAL)

NORMA JEAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY