WARRANTY DEED

Karen Johnson Davidson County
Batch# 523412 DEEDWARR
12/02/2020 12:35:28 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20201202-0139982

A-TC-20-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN E. SEWING NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip E. Taylor	**New Owner**	
(NAME) **919 Oneida Ave**	(NAME)	**081 07 0 114.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADY DALE ETZKORN- MORRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP E. TAYLOR, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 44 on the Plan of Buena Vista, of record in Book 57, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof. Said Lot No. 44 fronts 50 feet on the Easterly side of Owen Street, and runs back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Brady Dale Etzkorn-Morris, by Quitclaim Deed from Ronald Dale Morris and wife, Janie Donnita Morris, of record in Instrument No. 20200928-0111176, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Ronald Dale Morris and wife, Janie Donnita Morris, by Warranty Deed from Richard Lewis Hunter, Sr., as the Executor of the Estate of Lucy Frances Hunter along with Richard Lewis Hunter, Sr., Sylvester Thomas, Betty Jean Hunter-Hoard and Thelma Eugenia Hunter-Smith, of record in Instrument No. 20150820-0083893, in the Register's Office of Davidson County, Tennessee, dated August 17, 2015 and recorded on August 20, 2015.

The said Joshua Matthew Etzkorn-Morris joins in this conveyance to convey any marital interest he may have in the subject property.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista, as recorded in Plat Book 57, Page(s) 26 and 27.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2008 Owen Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ____ DAY OF NOVEMBER, 2020.

Brady Dale Etzkorn- Morris

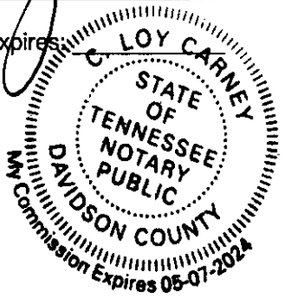
Joshua Matthew Etzkorn-Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADY DALE ETZKORN- MORRIS and JOSHUA MATTHEW ETZKORN-MORRIS the within named 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 the 17th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212