Karen Johnson Davidson County
Batch# 524787 DEEDWARR
12/04/2020 01:37:44 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20201204-0141258

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9584-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer C. Hagale Drinnon and Randall Earl Drinnon, II 888 Lakemont Court Nashville, TN 37220	NEW OWNER	160-05-0-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Eugene Howard Taylor III, and spouse, Celeata Edwards Taylor**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer C. Hagale Drinnon and Randall Earl Drinnon, II, wife and husband**, hereinafter called the Grantee(s), his/her/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. 139, Section Three, Oak Hill Estates, according to survey and plat of same appearing of record in Plat Book 4860, pages 3, 4 and 5; and further, plat being amended as to set back line as described in Mortgage Loan Inspection attached as Exhibit "B" to deed of record in Instrument No. 20070629-0078175, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eugene Howard Taylor III, and spouse, Celeata Edwards Taylor by Warranty Deed from Alan D. Adams, Inc., dated June 28, 2007, recorded on June 29, 2007, of record in Instrument No. 20070629-0078175, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **888 Lakemont Court, Nashville, TN 37220**

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This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument on this 2nd day of December, 2020.

GRANTOR(S):

Celeata Edwards Taylor

Eugene H. Taylor, III

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Celeata Edwards Taylor and Eugene H. Taylor, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5-2-22