Karen Johnson Davidson County
Batch# 537611 DEEDWARR
12/18/2020 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $725.20
20201218-0150130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

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

O-SB-CL-20-802

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Farron C. Taylor	New Owner	
(NAME) **802 Conway Place**	(NAME)	**064-13-0B-115.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(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, **LAURA A. JELLIE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARRON C. 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. 6 on the Plan of Revision Conway Court, Phase III of record in Plat Book 7900, Page 689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura A. Jellie, unmarried by Warranty deed from Kenneth H. Morgan, unmarried of record in Instrument No. 20051229-0155829 Register's Office for Davidson County, Tennessee, dated December 27, 2005 and recorded on December 29, 2005.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 689, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9466, Page 242, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Conway Court Homeowners Association, Inc. of record in Book 9468, Page 138, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open are to HOA of record in Book 9468, Page 147, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **802 Conway Place, Old Hickory, Tennessee 37138**.

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 11th DAY OF DECEMBER, 2020.

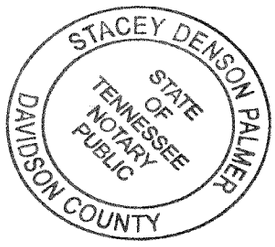
Laura A. Jellie by her attorney in fact, Adam Jefferson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA A. JELLIE, and who acknowledged he/she/they executed the same as the free act and deed of the said LAURA A. JELLIE.

Witness my hand and official seal, this the 11th of December, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)



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

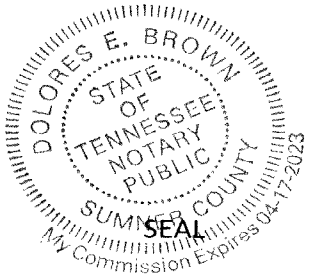
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Dolores E. Brown
My Commission Expires: 4-17-2023