Karen Johnson Davidson County
Batch# 543822 DEEDWARR
12/31/2020 09:39:10 AM 2 pgs
Fees: $13.00 Taxes: $173.16
20201231-0154932

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$46,800.00**

Subscribed and sworn to before me this 23 day of December, 2020.

Notary Public Affiant

My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES JAN 25, 2022

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
TWO MILE PIKE, LLC 1000 Northchase Drive, Ste. 307 Goodlettsville, TN 37072-2165	SAME	026-00-0-003.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TAYLOR KOCH HAYDEN, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **TWO MILE PIKE, LLC, a Tennessee Limited Liability Company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being two tracts of land designated as Lot No. 4, as shown on the map entitled Plan of C&T Subdivision Section 2, of record in Book 5210, page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to TAYLOR KOCH HAYDEN, by deed from FRANK R. TINNON AND L. M. CLENDENIN, of record in Book 5627, page 741, dated July 22, 1980, said Register's Office.

Being part of the same property conveyed to TAYLOR HAYDEN, by deed from LADYE D. MOORE, A WIDOW, of record in Book 7412, page 710, dated November 23, page 1987, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 23 day of December, 2020.

TAYLOR KOCH HAYDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park**, a Notary Public in and for said County and State, **TAYLOR KOCH HAYDEN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 4/25/22

