Karen Johnson Davidson County
Batch# 580854 DEEDWARR
03/01/2021 02:10:56 PM 2 pgs
Fees: $13.00 Taxes: $1,028.97

20210301-0025668

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 6-09-2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $278,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of February, 2021.

NOTARY PUBLIC

My commission expires: 7/9/24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Taylor Driggers and Justin Driggers (NAME)	Regions Bank dba Regions Mortage (NAME)	162-10-0-115.00
553 Roxanne Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37013	Birmingham, AL 35244	

Warranty Deed

For and in Consideration of the sum of $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 **Ian Bishop, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Taylor Driggers and Justin Driggers,*** wife and husband, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

* , wife + husband

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 115, on the plan of Brook View Estates, Section 2, as shown by plat of record in Plat Book 4460, Page 163, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ian Bishop, a single man, by Deed from James E. Warner and wife, Veronda Kalene Warner, dated 8/31/2005 of Record in Instrument Number 20050901-0105244, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 553 Roxanne Drive, Nashville, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

File# 21-10191

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SBMR 1553

Witness our hands this 24th day of February, 2021.

Ian Bishop

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian Bishop, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2021.

Notary Public
My Commission Expires: 4/22/23

