Karen Johnson Davidson County
Batch# 590637 DEEDWARR
03/12/2021 09:37:28 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20210312-0032832

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/22/2024

(AFFIX SEAL)

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

03-NSH21-01141

Address of New Owner:	Send Tax Bills to:	Tax Information:
Franklin W. Taylor 1900 Richard Jones Rd. Y1 Nashville, TN 37215	Franklin W. Taylor	063-038.03

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clair B. Gant, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richmond BishopTaylor, a single man** hereinafter called the Grantees, their successors 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 Parcel 13, also known as Unit No. TH D-1, on the plan of The Green Hills Terrace Condominium Apartments, as established by Master Deed of record in Book 5304, Page 702, and Book 7841, Page 557, and as shown by plat of record in Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Alice P. Bailey and Clair B. Gant, as joint tenants with rights of survivorship by deed from Murray J. Haber, Jr., and spouse, Marci R. Haber, dated April 30, 1992, recorded May 1, 1992, of record in Book 8616, Page 341, in the Register's Office for Davidson County, Tennessee. The Alice P. Bailey having since died on November 8, 2015. Clair B. Gant now holds the entire interest by operation of law pursuant to the joint tenants with rights of survivorship vesting.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1900 Richard Jones Rd. Y1, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 17th day of February, 2021

Clair B. Gant

Clair B. Gant

STATE OF Ohio

COUNTY OF Portage

I, Grace Reichard, a Notary Public for the county of Portage and State of Ohio, do hereby certify that Clair B. Gant personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25 of February, 2021.

Notary Public

My Commission Expires: 9/15/23

(SEAL)

GRACE A REICHARD - NOTARY PUBLIC
STATE OF OHIO
COMM EXP: SEP 15, 2023