THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-29878	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~195,000.00~~. Tracey Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2021. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 592564 **DEEDWARR**
03/16/2021 11:09:02 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20210316-0034603

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Taylor	U S Bank	MAP
1002 Broadmoor Drive	4801 Frederica Street	PARCEL 061-07-0-120.00
Nashville, TN 37216	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Wendell Jones, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Taylor and Blake Taylor, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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. 13, Block "D" on the Plan of Broadmoor, Section No. 1 of record in Plat Book 547, Page 161 and 162, 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 Kenneth H. Jones and wife, Ruby R. Jones by Warranty deed from Percy S. Gilmore and wife, Francis Gilmore of record in Book 1640, page 563, Register's Office for Davidson County, Tennessee, dated October 01, 1948 and recorded on October 02, 1948.

Being the same property conveyed to Kathleen Louise Hickman and Wendell Jones by Executor's Quitclaim deed from Ruby Jones of record in Instrument No. 20101006-0080099 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 06, 2010.

Being the same property conveyed to Wendell Jones by Quitclaim deed from Kathleen Louise Hickman and husband , Ernest L. Hickman of record in Instrument No. 20111024-0082730 Register's Office for Davidson County, Tennessee, dated May 21, 2011 and recorded on October 24, 2011.

Subject property has never been a primary or marital residence of the herein named Grantor(s) or their spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1002 Broadmoor Drive, Nashville, TN 37216.**

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. 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 the 15 day of March, 2021.

Wendell Jones

Wendell Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendell Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of March, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON