WARRANTY DEED

Karen Johnson Davidson County
Batch# 606600 DEEDWARR
04/05/2021 10:50:00 AM 2 pgs
Fees: $13.00 Taxes: $1,420.80

20210405-0043793

A-PT-20-1507B-2-2

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

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)
Matthew P. Townsend	**PennyMac Loan Services LLC**	
(NAME) **1507B 14th Avenue North**	(NAME) **3043 Townsgate Rd., Suite 200**	**081-15-0-272.00**
(ADDRESS) **Nashville, TN 37208-2030**	(ADDRESS) **Westlake Village, CA 92868**	
(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, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW P. TOWNSEND,** 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 the northerly half of Lot No. 257 in McGavock Wetmore, et al, Second Addition to Nashville, called the Edition to the town of McGavock, a plan of which is recorded in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
Said northerly half of Lot No. 257 fronts 25 feet on the westerly side of Fourteenth Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Taylormade Contracting, LLC, a Tennessee limited liability company by deed from Affordable Housing Resources, Inc. filed for record on March 16, 2021 in Instrument No. 20210316-0034442, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20200423-0042528, Register's Office for Davidson County, Tennessee, dated April 07, 2020 and recorded on April 23, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 2490, Page 437, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1507B 14th Avenue North, Nashville, Tennessee 37208-2030**.

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 30 DAY OF MARCH, 2021.

Taylormade Contracting, LLC, a Tennessee limited liability company

BY: _____
Phillip Taylor, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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