Karen Johnson Davidson County
Batch# 630216 DEEDWARR
05/06/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210506-0060970

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Checkerboard Properties
116 Century Oak Drive
Franklin, TN 37069
SEND TAX BILLS TO:
New owner

WARRANTY DEED

(Map 083-08-0; Parcel 072.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JONATHAN A. TAYLOR, A MARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **CHECKERBOARD PROPERTIES, a Tennessee General Partnership,** hereinafter referred to as "Grantee", its successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 116, on the Plan of Rosewood Heights, Section III, of record in Book 2133, Page 61, in the Register's Office for 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 Jonathan A. Taylor, unmarried, and Sarah E. Riddle, unmarried, by Warranty Deed dated February 2, 2017 from Donna T. Bishop, Dixie T. Dixon and Donald A. Trumphour, recorded February 6, 2017, in Instrument Number 20170206-0012133, in the Register's Office of Davidson County, Tennessee; corrected by Instrument of Correction recorded April 28, 2021 in Instrument No. 20210428-0056594, in said Register's Office. By Quitclaim Deed dated September 29, 2017, Sarah E. Riddle, unmarried, conveyed all of her right, title, and interest in the subject property to Jonathan A. Taylor, unmarried, being recorded October 16, 2017, in Instrument No. 20171016-0105768, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1016 Mitchell Road, Nashville, TN 37206.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The said real estate was conveyed to Jonathan A. Taylor as a single person. Jonathan A. Taylor is now married, and Roxana Gruin joins in the execution hereof to convey any interest she may have in the said real estate pursuant to the terms hereof.

Witness my hand and signature on this the 4th day of May, 2021.

Jonathan A. Taylor

Roxana Gruin

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan A. Taylor and Roxana Gruin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY BRIGITT
NOTARY PUBLIC
TENNESSEE
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of May, 2021.

Notary Public

My commission Expires: 9/7/2021

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

File No. GTS1-2021-231

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal:

