34626-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 637094 DEEDWARR
05/17/2021 10:20:49 AM 2 pgs
Fees: $13.00 Taxes: $2,220.01

20210517-0065873

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,003.00**

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2021.

Notary Public

My commission expires: 11/8/24

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Greg Mabey	**"New Owner(s)"**	**118-07-0-181-00**
2830 Erica Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bernie Rees, as Executor under the Last Will and Testament of Brent Robinson Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg Mabey

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:

BEING Lot No. 15 of Block "E" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Brent R. Taylor, unmarried by Deed dated October 28, 1993, from Richard M. Heard, unmarried, of record in Book 9150 Page 892, Register's Office for Davidson County, Tennessee. The said Brent R. Taylor having since died testate on November 9, 2020. Pursuant to the Last Will and Testament of Brent Robinson Taylor of record in Case No. 3972-P, Chancery (Probate) Court for Warren County, Tennessee, Bernie Rees was appointed as Executor and said property is to be administered as part of the probate estate and Lisa Easterling, Joseph Ellis and Selena Stewart being the devisees.

Brent R. Taylor being one and the same person as Brent Robinson Taylor.

THE conveyance of the above described parcel of land is subject to the following:

All Matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

This is improved property, known as **2802 Columbine Place, Nashville, TN 37204**

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 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/our hand(s) this **14th** day of **May, 2021.**

Bernie Rees, as Executor under the Last Will and Testament of Brent Robinson Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Bernie Rees, as Executor under the Last Will and Testament of Brent Robinson Taylor** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **May, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24