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Warranty Deed

Karen Johnson Davidson County
Batch# 660339 DEEDWARR
06/21/2021 08:20:58 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50

20210621-0082957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public
I. Dyke Tatum

My commission expires: 5/5/2025

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
J. Atwood Taylor, III Mary B. Taylor	SAME New Owner(s)	115-09-0-008.00
P.O. Box 2200		
Vero Beach, Florida 32961		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DENNIS M. DENBY AND LYNN S. DENBY, TRUSTEES OF DENBY FAMILY TRUST DATED AUGUST 4, 2006,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. ATWOOD TAYLOR, III AND MARY B. TAYLOR, AS TENANTS BY ENTIRETY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 88 on the Plan of West Meade Hills, Section 4 of record in Plat Book 3300, Page 46, 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 Jimmy F. Bates and wife, Ann D. Bates by deed from George Gianikas and wife, Mary Ellen Gianikas of record in Book 3672, page 77, Register's Office for Davidson County, Tennessee, dated December 19, 1963 and recorded on December 23, 1963.

Being the same property conveyed to Lillian Ann Bates by deed from Jimmy F. Bates of record in Book 5272, page 857, Register's Office for Davidson County, Tennessee, dated April 11, 1978 and recorded on April 13, 1978.

Being the same property conveyed to Jaime Lin Bates Smith by deed from Laurie Ann Bates Tanzi of record in Book 7406, page 297, Register's Office for Davidson County, Tennessee, dated November 16, 1987 and recorded on November 18, 1987.

Being the same property conveyed to Kenneth L. Smith and Jaime Lin Smith, husband and wife by deed from Jaime Lin Bates Smith and husband Kenneth L. Smith of record in Book 9804, page 221, Register's Office for Davidson County, Tennessee, dated September 15, 1995 and recorded on September 22, 1995.

Being the same property conveyed to Denby Family Trust, Est August 04, 2006 by Warranty deed from Kenneth L. Smith and Jaime Lin Smith, husband and wife of record in Instrument No. 20141210-0112971 Register's Office for Davidson County, Tennessee, dated December 09, 2014 and recorded on December 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 786 Saussy Place, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2021.

Denby Family Trust dated August 4, 2006

By: Dennis Denby, Trustee
Dennis M. Denby, Trustee

By: Lynn S. Denby, Trustee
Lynn S. Denby, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dennis M. Denby and Lynn S. Denby, Trustees of Denby Family Trust dated August 4, 2006, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2021.

Notary Public

My Commission Expires: 3/3/25

