WARRANTY DEED

Karen Johnson Davidson County
Batch# 700504 **DEEDWARR**
08/18/2021 03:04:48 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210818-0111990

T-TAG-21-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

laura margaret tileston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2021.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Laura Margaret Tileston and Matthew Daniel Blumhard	**Interlinc Mortgage Services, LLC**	
(NAME) **5025 English Village Drive**	(NAME) **5875 N Sam Houston Pkwy West**	**161-10-0A-188.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Houston, TX 77086**	
(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, **LAUREN TAYLOR (F/K/A LAUREN WILLIAMS) AND MATTHEW TAYLOR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA MARGARET TILESTON AND MATTHEW DANIEL BLUMHARD, WIFE AND HUSBAND,** 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 Lot No. 153 on the Plan of Villages of Brentwood, Phase Two of record in Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren Williams, unmarried and Matthew Taylor, unmarried by Warranty deed from Brandon Nall and Whitney Nall, husband and wife of record in Instrument No. 20161206-0127862 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 06, 2016. The said Lauren Williams having since married and is now known as Lauren Taylor.

This conveyance is subject to:
• Taxes for the year 2021 and thereafter, not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 8507, Page 831, Book 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352 as amended in Book 7599, Page 714, Book 7925, Page 41, Book 7936, Page 332 and Book 8152, Page 927, Register's Office for Davidson County, Tennessee.
• Sanitary Sewer Easement of record in Book 6730, Page 508, Register's Office for Davidson County, Tennessee.
• Water Main Easement of record in Book 6897, Page 184, Register's Office for Davidson County, Tennessee.
• Easement to Metro Government of Nashville and Davidson County, Tennessee record in Book 6310, Page 961, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed for common area of record in Book 7663, Page 928, Register's Office for Davidson County, Tennessee.

• Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 English Village Drive, Nashville, Tennessee 37211**.

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 17th DAY OF AUGUST, 2021.

Lauren Taylor

Matthew Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN TAYLOR, the within named bargainor, 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, this the 17th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW TAYLOR, the within named bargainor, 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, this the 17th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212