Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 707070 DEEDWARR
08/30/2021 01:06:01 PM 2 pgs
Fees: $13.00 Taxes: $1,664.79
20210830-0116683

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,944.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/27/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-2-24

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4202

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Peter James Lane and Caley Burrus Lane	Legacy Home Loans	180-04-0B-117.00-CO
3620 Fair Meadows Court	4004 Hillsboro Rd	
Nashville, TN 37211	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William S. Taylor and Sandra D. Taylor, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter James Lane and Caley Burrus Lane, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 127 on the Plan of Final Plat of Brookview Forest, Phase IV, Cluster Lot Option of record in Plat Book , Page , 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 William S Taylor and Sandra D. Taylor by Warranty deed from James T. Long and Lisa S. Long, husband and wife of record in Instrument No. 20180801-0074982 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 01, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3620 Fair Meadows Court Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 27, 2021.

X William S Taylor
William S. Taylor

X Sandra D Taylor
Sandra D. Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William S. Taylor and Sandra D. Taylor, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 27, 2021.

Notary Public

My Commission Expires: 3/29/25

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4202

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027