Attorneys Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/06/2024
(AFFIX SEAL)

Destiny Talley NOTARY PUBLIC STATE OF TENNESSEE

T-TRA-21-6

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 793239 DEEDWARR
01/19/2022 01:23:35 PM 2 pgs
Fees: $13.00 Taxes: $2,171.90

20220119-0007403

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Roxane Taylor and Alan D. Taylor	**Pinnacle Bank**	
(NAME)	(NAME)	
6 Todgers Court	**130 3rd Ave. South, Suite 1000**	**172-01-0A-003.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Nashville TN 37201**	
(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, **MICHELLE DRESSEL SEELEY, SUCCESOR TRUSTEE OF THE GORDON ALFRED DRESSEL REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROXANE TAYLOR AND ALAN D. TAYLOR, 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. 3 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, 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 Gordon Dressel, a single individual by Tennessee Quitclaim Deed from Michelle Dressel Seeley, a married individual of record in Instrument No. 20210527-0071941 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on May 27, 2021.

Subsequently, Gordon Alfred Dressel died on July 16, 2021, and subject property having vested in Michelle Dressel Seely, Successor Trustee of the Gordon Alfred Dressel, Irrevocable Trust, pursuant to his Last Will and Testament and Order of Probate for Muniment of Title, entered November 24, 2021, Docket No. 21P1795, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being simultaneous recorded herewith in Instrument Number, 20211210-0104121 & 20211210-0104122, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Michelle Dressel Seeley, a married individual by Tennessee Quitclaim Deed from Gordon Dressel, a single individual of record in Instrument No. 20210429-0057361 Register's Office for Davidson County, Tennessee, dated April 24, 2021 and recorded on April 29, 2021.

Further being the same property conveyed to Gordon A. Dressel, unmarried man by Warranty Deed from Susan L. Schaefer, unmarried of record in Instrument No. 20141203-0110803 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 03, 2014.

This conveyance is subject to:
• Taxes for the year 2022 and thereafter,not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 555 through 559 inclusive, and in Book 6900, page(s) 145 through 149, inclusive, 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 6779, Page 296, re-recorded in Book 6783, page 973, amended and superseded in Book 7071, page 482, further amended in Book 7208, page 889, 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.
• Conveyance of Common Areas of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee.
• Transmission Line Easements of record in Book 2437, Page 8 and Book 2438, page 376, in the Register's

Office for Davidson County, Tennessee.
• Conveyance of water and/or sewer lines of record in Book 7593, Page 488 and Book 7593, page 511, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Charter for HOA in Book 7200, page 824, Register' s Office for Davidson County, Tennessee, and Articles of Amendment in Book 7496, page 162 and of record in Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6 Todgers Court, Brentwood, Tennessee 37027**.

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 9th DAY OF DECEMBER, 2021.

Gordon Alfred Dressel Revocable Trust

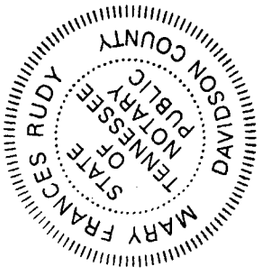
Michelle Dressel Seely, Trustee
Michelle Dressel Seely, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE DRESSEL SEELY, SUCCESSOR TRUSTEE of THE GORDON ALFRED DRESSEL REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of December, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212