WARRANTY DEED

Karen Johnson Davidson County
Batch# 863034 DEEDWARR
05/26/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20220526-0061267

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson SL
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

K A D
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/25/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Loyd	CMG Mortgage	
(NAME)	(NAME)	
539 Upsall Drive	810 Crescent Centre Dr. #320	163-11-0C-017.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, we **Carl Taylor and Ada Taylor**, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gary Loyd**, a married man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit 17 Bell Forge Village III, Section 5 Revised, as shown by plat and survey of record in Plat Book 6900, Page 632, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carl Taylor, a married man by Warranty Deed from Beth A. Parker, f.k.a. Beth A. Sena and husband, Phillips S. Parker, dated 08/15/2012 and recorded 08/20/2012, of record in Instrument 201208200074427, Register's Office for Davidson County, Tennessee.

Ada Taylor joins in this conveyance to convey any and all interests she may have in said property.

This conveyance is subject to: Deed of Conveyance of recorded in Book 7026, Page 922; Easement Agreement of recorded in Book 7224, Page 246; Agreement for Use of Dumpster Facility of record in Book 7224, Page 195; Quitclaim Deed conveys to Bell Forge Village Homeowners Associations of record in Book 6040, Page 534, Book 7224, Page 241, Book 7461, Page 565, Book 7552, Page 83, Book 7552, Page 697; Amendment of Bylaws of Bell Forge Village Homeowners Association of record in Book 6306, Page 644 and Instrument 20010627006812 9; Articles of Incorporation of Bell Forge Village Homeowners Association of record in Book 6887, Page 495; Charter of Bell Forge Village Homeowners Associations of record in Book 7483, Page 989, Book 7491, Page 883; Articles of Amendment to the Charter of Bell Forge Village Homeowners Association of of record in Book 8154, Page 962; All matters shown on the plat of record in Plat Book 6900, Page 632 and Surveyors Certificate of Correction of record in Book 7524, Page 552; Covenants, conditions, easements and restrictions

recorded in Book 7461, Page 530 and Amendment Declarations of record in Book 7464, Page 967, Book 7508, Page 659, Instrument 200106270068130, Instrument 202001280010111 and Instrument 202002060013996; Covenants, conditions, easements and restrictions recorded in Book 7224, Page 209, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 539 Upsall Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 20th day of May, 2022.

Carl Taylor

Ada Taylor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Taylor and Ada Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Kris Grammaro, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 20, 2022.

Affiant Signature

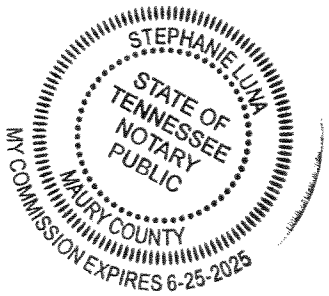
May 20, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of May, 2022.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal