Davidson County DEEDWARR
Recvd: 11/19/04 10:58 2pgs
Fees:13.00 Taxes:599.40

20041119-0139141

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of November, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY:**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert L. Huang
114 Sloan Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
103-08-0-B-114.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelli S. Hewett and Daniel S. Taylor, wife and husband,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert L. Huang** hereinafter referred to as Grantees, 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 Unit No. 114, Building D, together with appurtenant interest in the common elements of Parkland Condominiums, Phase I, a horizontal property regime established by Master Deed, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Kelli S. Hewett, an unmarried woman, by Warranty Deed from Euncie Blair Floyd, unmarried, of record in Instrument No. 20040225-0021445, Register's Office for Davidson County, Tennessee, dated February 13, 2004, and re-recorded in Instrument No. 20040225-0021445. Property was further conveyed to Kelli S. Hewett, an unmarried woman, and Daniel S. Taylor, an unmarried man, by Quitclaim Deed from Kelli S. Hewett, an unmarried woman, of record in Instrument No. 20040305-0025594, dated February 17, 2004, and re-recorded in Instrument No. 20040310-0027822.

* Kelli S. Hewett and Daniel S. Taylor are now married to each other.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Master Deed Book 7376, Page 571, , Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 114 Sloan Road, Nashville, Tennessee 37209.

**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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 do further covenant and bind myself, my 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 this 12th day of November, 2004.

Kelli S. Hewett

**Kelli S. Hewett**

D. S. T.

**Daniel S. Taylor**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelli S. Hewett and Daniel S. Taylor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2004.

Notary Public

My Commission Expires: _____

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008

11679-BP