03

Liberty Title
048-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/05 09:00 3 pgs
Fees:18.00 Taxes:554.63
20050624-0072669

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,900.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 17th DAY OF **JUNE, 2005.**

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

MY COMMISION EXPIRES 2/20/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Richard and Allyn Kurin	GMAC MORTGAGE CORPORATION	**117.51-OA-020.00 CO**
3326 WILKINS DR.	100 WITMER ROAD	
FALLS CHURCH, VA 22041	HORSHAM, PA 19004	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katie L. Taylor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Richard Kurin and wife, Allyn Kurin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 5200, page 64, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

KST

All Master Deed of record in Book 5304, page 702, and amended in Book 7841, page 557, said Register's Office.

All Bylaws and Restrictions of record in Book 5302, page 745, Book 9830, page 181, and Book 11362, page 463, said Register's Office.

( ) Improved
This ( ) Unimproved property is known as: **1900 Richard Jones Road Z-1 Nashville, TN 37215**

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 we do not covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 17th day of **June, 2005.**

Katie L. Taylor
Katie L. Taylor

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Katie L. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 4:30pm

This 17th day of **June, 2005.**

Steven P. Baldwin
Notary Public

My Commission Expires: 9/18/07

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Condominium Apartment Parcel No. 20, being also Unit No. TH-E-4, of Green Hills Terrace Condominiums created under Section 64-2701, et seq. as amended, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 5304, page 702 and amended in Book 7841, page 557,* Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit set forth said Master Deed. Reference is hereby made to the plat of the Green Hills Terrace of record in Book 5200, page 64, Register's Office for said County, for a more complete identification and description of such Unit.

*and Book 9830, Page 181,

Being the same property conveyed to Katie L. Taylor, unmarried and Richard C. Taylor and wife, Janice E. Taylor from Melinda Wray and Elizabeth Elaine Luck, as devisees under the Will of Mary E. Luck, deceased by Warranty Deed dated May 28, 2003 and recorded June 23, 2003 in Instrument No. 20030623-0086383, Register's Office for Davidson County.

Being the same property conveyed to Katie L. Taylor, unmarried, by Quitclaim Deed from Katie L. Taylor, unmarried, Richard C. Taylor and wife, Janice E. Taylor, dated 12/30/04 and filed for record 02/07/05 in Instrument No. 20050207-0014107, Register's Office for Davidson County, Tennessee.