WARRANTY DEED

BOX 13
10841

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ADVANTAGE TITLE AND ESCROW, 109 KENNER AVE, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Kirk Taylor and Mary Beth Taylor	US BANK NA	126-15A-166
(NAME) 812 Aimes Court	(NAME) 4801 FREDERICA STREET	
(ADDRESS) Nashville, TN 37221	(ADDRESS) OWENSBORO, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Thomas and wife, Kristin Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Kirk Taylor and Mary Beth Taylor, husband and wife, HEREINAFTER CALLED THE 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 Lot No. 138 on the Plan of Boone Trace at Biltmore, Section Three, a Planned Unit Development, as of record in Book 9700, Page 759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to Charles Thomas and wife, Kristin Thomas, by warranty Deed dated March 24,2005, from Gerhart C Van Note and wife, Jill Van Note, as of record in Instrument No. 20050329-0033842, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 812 Aimes Court, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do 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 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.

Davidson County DEEDWARR
Recvd: 01/03/06 12:28 2 pgs
Fees:13.00 Taxes:710.03
20060103-0000563

Witness our hands this 28th day of December, 2005.

Charles Thomas
By : Terry DeSelms as his Attorney-in-Fact

Kristin Thomas
By : Terry DeSelms as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of Dec 2005 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Charles Thomas and Kristin Thomas, and acknowledged that he executed the same as the free act and deed of the said Charles Thomas and Kristin Thomas, through Power of Attorney granted Terry DeSelms by the said Charles Thomas and Kristin Thomas.

Witness my hand and official seal at Nashville, Tennessee this 28th day of Dec, 2005.

Commission expires: 5-28-06

Notary Public