WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

BOX 13 11671

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandie Taylor	People's Home Equity, Inc.	29-372
(NAME)	(NAME)	
5770 Craft Road	12 Music Circle South	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37203	
(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, Sonya A. Sullivan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandie Taylor, a married woman and husband, Jeremy Taylor 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5770 Craft Road, Joelton, TN 37080

(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: 08/02/06 15:05 3 pgs
Fees:18.00 Taxes:462.50
20060802-0094261

Witness my hand this 28th day of June, 2006.

Sonya A. Sullivan

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonya A. Sullivan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2006.

Commission expires:

Notary Public



File No.: 11671

EXHIBIT A

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davidson Copunty, described as follows: Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggott, III recorded in Book 6676, Page 671, in the Register's Office of Davidson County, Tennessee(R.O.D.C., TN.) and being shown as Parcel 240, on Tax Map 29. Thence, with the northern boundary of said lands of Baggott North 84 deg. 31′ 44" West 348.25 feet to a point at the northwest corner of said lands of Baggott and being the eastern Right of Way of Craft Road; thence, with the southern R.O.W. of said Craft Road, being the northern margin of an 50 foot Ingress, Egress & Utility Easement North 75 deg. 38′ 07" West 50.21 feet to a point on the western R.O.W. of said Craft Road and being the True and Actual POINT OF BEGINNING; Thence, leaving said R.O.W. Margin and along the western margin of said 50 foot Ingress, Egress and Utility Easement being the southern boundary of herein described Tract 2 along a curve to the right having a Delta Angle of 02 deg. 20′ 18", a Radius of 1170.92 feet, Tangent of 23.90′ and a Chord Bearing and Distance of South 08 deg. 01′ 25" West 47.78 feet to a point; Thence, South 05 deg. 54′ 13" West 90.34 feet to a curve to the right; Thence, along said curve having a Delta Angle of 03 deg. 17′ 00", a Radius of 1079.65 feet, Tanent of 30.94 feet and a Chord Bearing and Distance of South 07 deg. 32′ 50" West 61.86 feet to a point; Thence, leaving said Easement North 83 deg. 30′ 54" West 472.40 feet to an point; Thence, North 08 deg. 38′ 50" East 97.74 feet to a point; Thence, North 83 deg. 43′ 03" West 1205.67 feet to the western boundary of J. Derick Stevens as of record in Book 7403, Page 414 in R.O.D.C.; Thence, along said western boundary North 06 deg. 27′ 56" East 100.00 feet to a point on the southern boundary of Charlotte C. Palmer as of record in Book 3346, Page 54 in R.O.D.C.; point of Beginning. Containing 5.001 acres or 217,825.76 square feet. Thence, along said southern boundary South 86 deg. 09′ 33" East 141.76 feet to a found iron rod, being the southwest corner of Carol Marrie Palmer as of record in Book 43419, Page 538 R.O.D.C.; Thence, along said southern boundary (and others) South 83 deg. 23′ 59" East 1089.09 feet to a point; Thence, South 83 deg. 43′ 17" West 183.29 feet to a found iron rod, being the southeast corner of William & Kathleen House as of record Book 6519, Page 820 R.O.D.C.; also the being the southwest corner of Patrician Chapman Estes as of record in Book 7617, Page 156, R.O.D.C.;

Thence along the southern boundary of said Estes South 83 deg. 46′ 53" West 144.53 feet to found iron rod, being the southwest corner of Forrest Jell Eurton as of record in Book 5221, Page 393, R.O.D.C.; Thence, along the southern boundary of said Eurton South 83 deg. 46′ 53" East 117.41 feet to the Point of Beginning.

BEING the same property conveyed to Sonya A. Sullivan by deed from Raymond E. Foster and wife, Jane W. Foster, of record in Book 11351, Page 347, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED