WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 08:48 2 pgs
Fees:13.00 Taxes:529.10
20060821-0102484

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Marion D Shaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006

Bryan D. Spicer
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion D. Shaw	BANK OF AMERICA, N.A.	176-05B 9.00 CO
(NAME)	(NAME)	
508 Hickory Woods Way	900 W. TRADE STREET, GATEWAY VILLAGE	
(ADDRESS)	3 rd FLOOR (ADDRESS)	
Antioch, TN 37013	CHARLOTTE, N.C. 28255-0001	
(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, **Vincent T. Taylor and wife, Amanda L. Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marion D. Shaw**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, page 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vincent T. Taylor and wife, Amanda L. Taylor by Warranty deed from Holigan Homes Tennessee, LTD, recorded on the 4th day of May, 1998 in Deed Book 10913, page 506, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 6900, page 885 through 887; Restrictions of record in Book 7422, page 235, as amended and restated in Book 9678, page 187, and Book 9764, page 44; Charter of record in Book 9680, page 319; By-Laws of record in Book 7932, page 648, as corrected in Book 9616, page 470, and Book 9616, page 477, as amended in Book 9678, page 213, and Book 9764, page 44; Open Space of record in Book 9786, page 923; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 508 Hickory Woods Way, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 18th day of August, 2006.

Vincent T. Taylor

Amanda L. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vincent T. Taylor and Amanda L. Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of August, 2006.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008