WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

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

Maryanna Gould
Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

RETURN TO:
#12175

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/13/06 10:02 2 pgs
Fees:13.00 Taxes:314.50

20061013-0127302

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Taylor	Robert Taylor	161-11A-20
(NAME)	(NAME)	
913 Wellfleet Court	913 Wellfleet Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Edward Jaskulski, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Taylor, married, 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 Unit No. 20 on the Plan of Huntington Ridge Townhouse as of record in Plat Book 4675, Page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward Jaskulski and wife, Laura Jaskulski, by deed of record in Book 11167, Page 454, Register's Office for Davidson County, Tennessee. The said Laura Jaskulski having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Edward Jaskulski by George Jaskulski as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061013-0127301, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 362 Huntington Ridge Drive, Nashville, TN 37211
(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.

Witness my hand this 18th day of September, 2006.

x Edward Jaskulski by

Edward Jaskulski by George Jaskulski, his Attorney-in-fact George Jaskulski

Attorney in fact

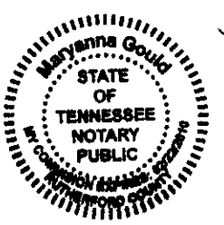
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 18th day of September, 2006, before me personally appeared George Jaskulski, the person who executed the foregoing instrument on behalf of Edward Jaskulski and who acknowledged that he executed the same as the free act and deed of the said Edward Jaskulski, through Power of Attorney granted him by the said Edward Jaskulski.

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

Commission expires: February 22, 2010



Maryanna Gould

Notary Public