WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 13:43 2 pgs
Fees:13.00 Taxes:440.30
20070424-0048839

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Melissa Sutherlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/08
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Sutherlin	SunTrust Mortgage	161110A02000CO
(NAME)	(NAME)	
362 Huntington Ridge Drive	201 Fourth Ave N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(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, Robert Taylor and wife, Suzann Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Sutherlin, an unmarried woman, 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 Townhouses 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 Robert Taylor, married, by deed of record in Instrument No. 20061013-0127302, Register's Office for Davidson County, Tennessee.

Suzann Taylor joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Suzann Taylor by Robert Taylor as her Attorney in Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070424-0048838, in the Register's Office for Davidson County, Tennessee.

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

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.

FILE BOX 45

Witness our hands this 20th day of April, 2007.

Robert Taylor

Suzann Taylor by Robert Taylor, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007.

Commission expires: February 22, 2010

LaTreco McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

On this the 20th day of April, 2007, before me personally appeared Robert Taylor, the person who executed the foregoing instrument on behalf of Suzann Taylor and who acknowledged that he executed the same as the free act and deed of the said Suzann Taylor, through Power of Attorney granted him by the said Suzann Taylor.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007.

Commission expires: February 22, 2010

LaTreco McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public