1 BW

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,979.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/20/2009
(AFFIX SEAL)

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

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
Joshua H. Taylor	Homecomings Financial Network, Inc.	136030A06500CO
(NAME)	(NAME)	
4000 Anderson Road #65	2101 Rexford Road, Ste. 168W	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37086	Charlotte NC 28211	
(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 Karger, as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement and dated Aug 05 2002, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua H. 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse #65, Building #10-A, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for said County.

Being the same property conveyed to Robert Karger, as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement dated Aug 05 2002, by deed of record in Instrument No. 20060307-0026237, Register's Office for Davidson County, Tennessee. Patricia Dundee having since died leaving Robert Karger as Successor Trustee.

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

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road #65, Nashville, TN 37217
(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.

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

Davidson County DEEDWARR
Recvd: 06/04/07 13:38 2 pgs
Fees:13.00 Taxes:284.82

20070604-0066164

MAY. 31. 2007 9:29AM ADVANTAGE TITLE 615-777-2015 NO. 5616 P. 1

Witness our hands this 30th day of May, 2007.

Robert Karger, as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement dated Aug 05 2002

By: _____
Robert Karger, as Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of May, 2007, before me, personally appeared Robert Karger as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement dated Aug 05, 2002, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2007.

Commission expires: 5/30/07

KRYSTYN T. HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires MAY 30, 2007

_____
Notary Public

MAY. 31. 2007 9:29AM ADVANTAGE TITLE 615-777-2015 NO. 5616 P. 2