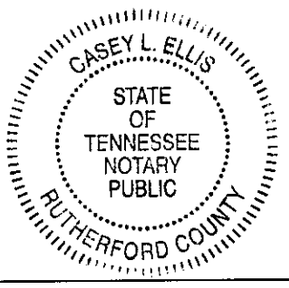
File No. 260801565

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/15/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 06/19/07 14:56 2 pgs
Fees:13.00 Taxes:499.50

20070619-0073386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles David Gaylor	JP Morgan Chase Bank, N.A.	164-06-0A-033.00 CO
(NAME) 4316 Summercrest Blvd, Unit #504	(NAME) 1111 Polaris Parkway	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Columbus, OH. 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **P & B DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES DAVID GAYLOR AND WIFE, WANDA SUE GAYLOR**, 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 all of Unit No. 33 , together with the Garage designated as G#10, all on the Plan of Final Plat of Autumn Glen, Section I, A Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, and as established by Master Deed and By-Laws filed for record in Instrument No. 20030929-0143614, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to P & B Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mainstreet Homes, LLC, a Tennessee limited liability company of record as Instrument No. 20070402-0038726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
This property is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Instrument # 20020823-0102072; Amended and re-stated Master Deed and By-Laws of record in Instrument # 20030929-0143614; Restrictions of record in Instrument No. 20010308-0021946; Ingress and Egress Easement of record in Instrument #20021211-0153095; Public Utility Easement of record in Instrument #20020828-0104004; Right to use common area and Maintenance Agreement of record in Instrument #20010308-0021946; All matters shown on the plan of record in Instrument #200209260117438; all in the Register's Office for Davidson County, Tennessee.

Charles David Gaylor and Charles D. Gaylor are one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4316 Summercrest Blvd. Unit #504, 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 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 12th day of June, 2007.

P&B Development, LLC, a Tennessee limited liability company

By: _____
Jerry Benefield, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jerry Benefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of P & B Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 12th day of June, 2007.

Commission expires: 8/16/09

_____
Notary Public

File Number: 260801565

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

BETHANY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY