(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189~~,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2007.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES 3/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/28/07 12:15 2 pgs
Fees:13.00 Taxes:702.63
20070628-0077247

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terence R. Taylor	Churchill Mortgage Corporation	
(NAME)	(NAME)	
540 Westgate Court	761 Old Hickory Blvd., Suite 400	142-15-79
(ADDRESS)	(ADDRESS)	
Nashville, TN	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071359

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, Pennington D. Grubb and wife, Shannon D. Grubb**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terence R. Taylor~~+~~Donna S. Taylor, husband and wife as joint tennants**, 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 Lot No. 15 on the Plan of Westward Winds of record in Book 3700, Page 32, Register's Office for said County.

Said Lot No. 15 fronts 46.27 feet on the easterly margin of Westgate Court and extends back 140.4 feet on the northwesterly line and 164.7 feet on the broken southerly line to a dead line in the rear, measuring 148.0 feet thereon.

Being the same property conveyed to Pennington D. Grubb and wife, Shannon D. Grubb by Warranty Deed from Lloyd F. McGill, an unmarried person dated February 28, 2003 and filed of record in Instrument Number 20030228-0027100, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 540 Westgate Court, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of June, 2007.

Pennington D. Grubb

Shannon D. Grubb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Pennington D. Grubb and wife, Shannon D. Grubb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis

of satisfactory evidence, and who acknowledged that Pennington D. Grubb and wife, Shannon D. Grubb executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2007.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public