Davidson County DEEDWARR
Recvd: 10/02/07 10:49 2 pgs
Fees:13.00 Taxes:421.80

20071002-0117162

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-RMC-07-1041

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle N. Taylor	Realty Mortgage Corporation	
1041 Mulberry Way	7000 Executive Center Drive #200	
Nashville, TN 37207	Brentwood, TN 37027	050-03B-030.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONNIE GRAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIELLE N. TAYLOR, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 30 ON THE PLAN OF MULBERRY DOWNS, PHASE I, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGES 84-86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LARRY K. NEBEL AND WIFE, CONNIE A. NEBEL BY DEED FROM PHILLIPS BUILDERS, INC. OF RECORD IN BOOK 9164, PAGE 873 ON 11/19/1993 AND FILED FOR RECORD ON 11/29/1993, REGISTER'S OFFICE FOR SAID COUNTY.
BEING THE SAME PROPERTY CONVEYED TO CONNIE ANN NEBEL BY DEED FROM LARRY KENNETH NEBEL OF RECORD IN INSTRUMENT 199912070300697 ON 12/06/1999 AND FILED FOR RECORD ON 12/07/1999, REGISTER'S OFFICE FOR SAID COUNTY, PURSUANT TO FINAL DECREE FILED AS NO. 00D-580 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CONNIE GRAY BY DEED FROM CONNIE ANN NEBEL OF RECORD IN INSTRUMENT 200309180138148 ON 09/11/2003 AND FILED FOR RECORD ON 09/18/2003, AS CORRECTED IN INSTRUMENT 200310270158109 FILED 10/27/2003, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 940; BOOK 7900, PAGE 84-86; BOOK 8053, PAGE 316; BOOK 9892, PAGE 939; BOOK 1939, PAGE 631, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1041 Mulberry Way, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of September, 2007.

Connie Gray

Connie Gray

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Gray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903