WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/07 16:02 3 pgs
Fees:18.00 Taxes:958.30
20071128-0138199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/3/11
(AFFIX SEAL)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Brooke Smith	NEW OWNER	155-15A-124.00CO
(NAME)	(NAME)	
801 Millbrook Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

Rolland B. Taylor and wife, Laura N. Taylor,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer B. Smith also known as Jennifer Brooke Smith, unmarried

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. 124 on the Plan of Stonemeade Section II, as of record in Plat Book 7900, page 525, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rolland B. Taylor and wife, Laura N. Taylor by Deed from Gerald Scott Newell and wife, Amy Marie Elozory Newell, dated September 30, 2002, of record in Instrument Number 20021007-0121915 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Laura N. Taylor by Rolland B. Taylor as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 801 Millbrook Circle, Nashville, TN 37221
(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 our hands this 28th day of November, 2007.

Rolland B. Taylor Laura N. Taylor By Rolland B. Taylor ATTORNEY-IN-FACT

Laura N. Taylor by Attorney in Fact Rolland B. Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

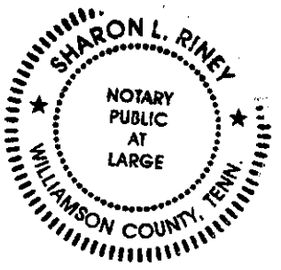
I hereby certify that on this 28th day of November, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Rolland B. Taylor known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 28th day of November, 2007.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

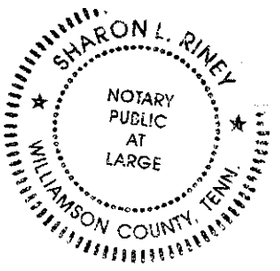
On this 28th day of November, 2007, before me personally appeared Rolland B. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura N. Taylor, as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Laura N. Taylor.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public



Prepared by: Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

"Exhibit A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Rolland B. Taylor, who made oath as follows:

1. That by appointments dated November 19th, 2007, which are recorded in Instrument No. 20071128-0138198, in the Register's Office for Davidson County, Tennessee, Rolland B. Taylor was appointed as attorney –in-fact for Laura N. Taylor ("Principal") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument or any other loan documents in their behalf to which this affidavit is attached, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 28th day of November, 2007.

Rolland B. Taylor

STATE OF TENNESSEE
WILLIAMSON COUNTY

On this 28th day of November, 2007, before me personally appeared Rolland B. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. Witness my hand and seal this 28th day of November, 2007.

My Commission Expires:
5-14-2011

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

Personally appeared before me, the undersigned, a Notary Public for this county and stat Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/11

Notary Public

DEE ANN KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON