Davidson County DEEDWARR
Recvd: 05/07/08 13:35 2 pgs
Fees:13.00 Taxes:917.60
20080507-0047172

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

RETURN TO:

~~Property Title and Escrow, Inc.~~
~~113 Hazel Path Suite 1~~
Hendersonville, TN 37075

STATE OF TENNESSEE)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 2 day of May, 2008.

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10/06/09

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Lisa Lineberry
5052 Megan Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
098-13-0D-011 CO

KNOW ALL MEN BY THESE PRESENTS that we, **A. David Taylor and wife, Catherine Taylor**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **Lisa Lineberry, unmarried and Gary Grimes, unmarried**, their heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 11 on the Plan of Windsong Subdivision, as shown by plat of record in Instrument Number 20001220115313, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to A. David Taylor and wife, Catherine Taylor, by Warranty Deed from The McCulloch Company, LLC, of record as Instrument No. 20020204-0014879, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5052 Megan Drive, Hermitage, TN 37076**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or

fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the **GRANTORS** paying their prorata share thereof to **GRANTEES** who will be responsible for payment of said taxes.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 May day of 2, 2008.

A. David Taylor

Catherine Taylor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **A. David Taylor and Catherine Taylor**, with whom I am personally acquainted or who 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 this 2 day of Apr., 2008.

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/27/09