Davidson County DEEDWARR
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Fees:13.00 Taxes:362.23

20080918-0095321

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Kasya N. Taylor, Grantors
TO: Terry L. Howard, II & Terry L. Howard, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Terry L. Howard, II 146 North Timber Drive Nashville, TN 37214	Same as Owner	108-07-OB 049.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson ✓)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $97,900.00.

Affiant

Subscribed and sworn to before me this the 30th day of June, 2008.

My commission expires: June 12, 2011

NOTARY PUBLIC

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Kasya N. Taylor**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Terry L. Howard, II and Terry L. Howard**, as joint tenants with right of survivorship, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 49, Bldg. C of Timber Lake Condominium of record in Plat Book 6250, page 219, as amended, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Exhibit A-2 to the Master Deed of record in Book 6549, Page 475 and amended in 6561, page 141, Book 7153, page 617 and Book 8504, page 609, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Kasya N. Taylor by warranty deed, recorded February 1, 2001 in Instrument No. 20010201-0010106, Register's Office for Davidson County, Tennessee. Marcel Buckley joins in this conveyance as the spouse of Kasya N. Taylor.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 146 North Timber Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30th day of June, 2008.

"GRANTORS"

Kasya N. Taylor
by Mark E. Yeargin
as Attorney-in-Fact

Kasya N. Taylor, by Mark E. Yeargin, as Attorney-in-Fact

Marcel Buckley
by Mark E. Yeargin
as Attorney-in-Fact

Marcel Buckley, by Mark E. Yeargin, as Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Mark E. Yeargin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the attorney-in-fact for Kasya N. Taylor and Marcel Buckley, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for said Kaysa N. Taylor and Marcel Buckley.

WITNESS my hand and official seal at Brentwood, Tennessee this 30th day of June, 2008.

My commission expires: June 12, 2011

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC
WILLIAMSON

Notary Public