BILL GARRETT, Davidson County
Trans:T20090031653 DEEDWARR
Recvd: 05/13/09 11:14 3 pgs
Fees:18.00 Taxes:703.00

20090513-0044030

Record and Return to:

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
614276 AIGR-01821
Joe Krocak

Tennessee Title Services
8005 Church St E s 216
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME) Cole A. Duddleson	(NAME) NEW OWNER	Map 149.15-OA P-32.0
(STREET ADDRESS OR ROUTE NUMBER) 313 Edenfield Court	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Karen R. Taylor and Timothy A. Taylor, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said ~~Cole A. Suddleson, single and Kasey~~ I * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*Miller, single,

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 190,000. ∞

Affiant Tracy Perry

Subscribed and sworn to before me this the 7 day of May, 2009

Notary Public

My commission expires: 3/19/2013

(Affix Seal)

CAROL T. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 313 Edenfield Court, Antioch, TN 37013
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20th day of APRIL, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen R. Taylor

Timothy A. Taylor

STATE OF
COUNTY OF

Personally appeared before me, Joanna Chism, a Notary Public in and for said County and State, Karen R. Taylor, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of APRIL, 2009.

Joanna Chism
Notary Public
My Commission Expires: 3/28/2011

JOANNA CHISM
(This area for official notarial seal)
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

STATE OF
COUNTY OF

Personally appeared before me, Joanna Chism, a Notary Public in and for said County and State, Timothy A. Taylor, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of APRIL, 2009.

Joanna Chism
Notary Public
My Commission Expires: 3/28/2011

JOANNA CHISM
(This area for official notarial seal)
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Cambridge Forest, Section One, a Planned Unit Development, as of record in Book 9700, Pages 299 and 300, Register's Office of 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 TIMOTHY A. TAYLOR and wife, KAREN R. TAYLOR, by Warranty Deed from Beezer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, of record in Book 10927, page 267, Register's Office for DAVIDSON County, Tennessee.