WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00
Tammy Duncan
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2009.
Tracey Trumphour
Notary Public
MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Moore	Bank of America	122010A34700CO
(NAME)	(NAME)	
222 Buck Run Dr	9000 Southside Blvd Bldg 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Chad Jonathan Taylor and Eliza Jane Taylor, husband and wife, and William J. Taylor**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kimberly A. Moore**, 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:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

UNIT NUMBER 14 IN WOODLAND POINT, PHASE 9, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA AT WOODLAND POINT), LOCATED ON BUCK RUN DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NUMBER 20001011-0101044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (THE "ORIGINAL DECLARATION"), AMENDED BY FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NO. 20020725-0089575, SAID REGISTER'S OFFICE (THE "FIRST SUPPLEMENT"), THE FIRST SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE DECLARATION, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHAD JONATHAN TAYLOR AND ELIZA JANE TAYLOR MARRIED AND WILLIAM J. TAYLOR MARRIED BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 3RD DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071203-0139753, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property has never been the marital residence of William J. Taylor and spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 222 Buck Run Dr, Nashville, TN 37214

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, has 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 30th day of June, 2009.

William J. Taylor

Chad Jonathan Taylor

Eliza Jane Taylor

Davidson County DEEDWARR
Recvd: 07/06/09 16:13 3 pgs
Fees:18.00 Taxes:462.50
20090706-0062983

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Chad Jonathan Taylor, Eliza Jane Taylor and William J. Taylor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011

CERTIFICATE OF AUTHENTICITY

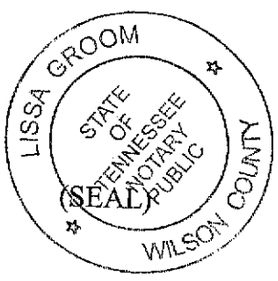
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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