WARRANTY DEED

G-FCP-09-219

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,600.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Susan J. Moore Trust	The Susan J. Moore Trust	
219 Fairmont Court (ADDRESS)	219 Fairmont Court (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	104-6-M-19.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENT R. TAYLOR, UNMARRIED, AND ROBERT TAYLOR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN J. MOORE, TRUSTEE OF THE SUSAN J. MOORE TRUST U/A/D DECEMBER 16, 2004, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-7, FAIRMONT COURT CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 825, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6686, PAGE 708, AMENDED IN BOOK 6712, PAGE 125, BOOK 6774, PAGE 221 AND BOOK 6823, PAGE 962, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BRENT R. TAYLOR AND ROBERT TAYLOR BY WARRANTY DEED FROM JOSEPH M. KAMINSKI AND WIFE, CHICHUAN KAMINSKI, RECORDED ON THE 8TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050608-0065555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID ROBERT TAYLOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 6250, PAGE 825; BOOK 7078, PAGE 447; BOOK 6686, PAGE 708; BOOK 6712, PAGE 125; BOOK 6774, PAGE 221; AND BOOK 6823, PAGE 962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 219 Fairmont Court, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090049436 DEEDWARR
Recvd: 07/22/09 10:54 2 pgs
Fees:13.00 Taxes:934.25
20090722-0068716

Witness my/our hand(s) this 16th day of July, 2009.

Brent R. Taylor

Robert Taylor

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of July, 2009, before me personally appeared Timothy King 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 Brent R. Taylor, unmarried, and Robert Taylor, married and who acknowledged executed the same as the free act and deed of the said Brent R. Taylor, unmarried, and Robert Taylor, married.

Witness my hand and official seal, this the 16th day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903