BILL GARRETT, Davidson County
Trans:T20090056039 DEEDWARR
Recvd: 08/17/09 13:22 2 pgs
Fees:13.00 Taxes:965.70
20090817-0077144

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $261,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2009.

Notary Public

My commission expires: 7-25-12

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Selena B. Crawford	**New Owner**	128-12-A-19CO
107 Glendale Garden Drive		
Nashville, TN 37204		

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,

Jeffrey G. Taylor and Miranda Taylor, Husband and Wife,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Selena B. Crawford, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No 3005, Building 17 on the Plan of Section 17, Phase 1D, Eagle Ridge At the Reserve, LLC, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of Eagle Ridge At The Reserve of record in Instrument No. 200110110110875, as Supplemented and Amended by Supplement and Amendment No. 43 to the Master Deed of record in Instrument 20040716-0084987, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey G. Taylor by deed from Eagle Ridge at The Reserve, LLC, a Tennessee limited Liability Company of record in Instrument 20050217-0018348, said Register's Office, dated February 14, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 320 Old Hickory Boulevard #3005, Nashville, TN 37221.

128-12-A-19CO is the parcel identification number assigned to the property by the county tax assessor's office.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF August 13, 2009:

Jeffrey G. Taylor

Miranda Taylor

STATE OF TENNESSEE)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jeffrey G. Taylor and Miranda Taylor, the within named Grantor(s), with whom I am personally acquainted (or 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, at office, this the 13th day of August, 2009.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR**
) **SIGNATURE MADE BY**
COUNTY OF WILLIAMSON) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 13th day of August, 2009.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
) **CORPORATE**
) **ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 13th day of August, 2009.

My Commission Expires:_____

_____
Notary Public