BILL GARRETT, Davidson County
Trans: T20090059075 DEEDWARR
Recvd: 08/28/09 10:37 2 pgs
Fees: 13.00 Taxes: 458.80
20090828-0080944

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2009.

Notary Public

My commission expires:

DANIELLE E GRIGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie K. Schuffman	SUNTRUST MORTGAGE	**Map\Parcel: 128-13-0-A-225.00CO**
225 Westfield Drive	401 COMMERCE ST. STE 6500	
Nashville, TN 37221	NASHVILLE, TN 37219	

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 ACKNOWLEDGE, WE,

William Hunter Taylor and Kenneth L. Taylor, Jr., legal heirs of Margaret G. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie K. Schuffman

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:

Land in Davidson County, Tennessee, being Unit No. 225 on the Plan of Westfield Condominiums (formerly The Hamlet), of record in Book 6250, Page 590 and amended in Book 6250, Page 748 and Book 6831, Page 982, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret G. Taylor by Warranty Deed from Javad Salimi, dated June 16, 1998, of record in Book 10982, Page 314, Register's Office for Davidson County, Tennessee. Margaret G. Taylor having since died and by Last Will & Testament of record in the Probate Court for Davidson County, Tennessee, Case No. 09P-850. The deceased devised all her interest in said property to Kenneth L. Taylor, Jr. and William Hunter Taylor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6746, Page 677, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 7803, Page 694, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6551, Page 981, Register's Office for DAVIDSON County, Tennessee.
Easements of record in Book 4851, Page 918 and Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 6250, Page 748, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6678, Page 771 amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6678, Page 802, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 225 Westfield Drive, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 20th day of August, 2009.

X _____
William Hunter Taylor

X _____ by _____, Attorney in Fact
Kenneth L. Taylor, Jr. by William Hunter Taylor,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William Hunter Taylor, the within named grantors, with whom I am personally acquainted (or who proved to me his identity 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 August, 2009.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Hunter Taylor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Kenneth L. Taylor, Jr. for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Kenneth L. Taylor, Jr., and is authorized by him to execute this instrument on his behalf.

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

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **09911-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027