File No. 290800287

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Loretta Lynn Walden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2009.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/12/09 08:06 3 pgs
Fees:18.00 Taxes:317.83
20091012-0094417

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta Lynn Walden	Wells Fargo Bank, N.A.	MAP 061050A02900
(NAME)	(NAME)	
413 Lemont Drive	121 Suburban Road, 1st Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923-5588	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, Hugh J. Taylor Jr., unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Loretta Lynn Walden, a single person**, herein after called the grantee(s), HER 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. 101 on the Condominium Site Plan, Phase II, Poplar Glen, as of record in Plat Book 6900, Page 764, Register's Office for 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 Hugh J. Taylor, Jr. and wife Sandra F. Taylor by Deed dated July 13, 1989 from Fox Ridge Homes, Inc. of record in Deed Book 7891, page 724, Register's Office for said County. The said Sandra F. Taylor having since died on June 26, 2008, leaving Hugh J. Taylor, Jr. as surviving spouse and sole owner.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 764, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8069, Page 166, Register's Office for said County.

Subject to the Agreement for Open Space Easement as shown of record in Deed Book 8036, Page 209; Stormwater Detention Agreement Easement as shown of record in Book 7401, Page 541; Cross Easement as shown of record in Book 7337, Page 269; Water Line Easement as shown of record in Book 6974, Page 989; Sanitary Sewer an/or Storm Drainage Easement as shown of record in Book 5325, Page 322 and Book 4989, Page 430; Sewer Line Easement as shown of record in Book 5129, page 8, Register's Office for said County.

Master Deed and By-Laws as shown of record in Deed Book 7534, Page 591 and amended in Book 7548, Page 612 and Book 7654, Page 439, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 413 Lemont Drive, Nashville, TN 37216
(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), HER 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), HER 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 this 6th day of October, 2009.

Hugh J. Taylor Jr.

STATE OF TENNESSEE

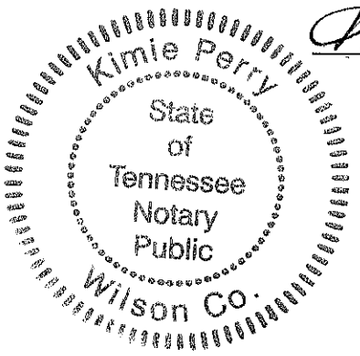
COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Hugh J. Taylor Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of October, 2009.

Commission expires:

6-5-12



Notary Public

File Number: 290800287

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

