Box 14-A
G-22408-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011878 DEEDWARR
Recvd: 03/01/10 12:31 2 pgs
Fees:13.00 Taxes:453.25
20100301-0015355

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **February, 2010.**
Notary Public
MY COMMISSION EXPIRES: 3/7/2011
(AFFIX SEAL)

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Taylor	Renasant Bank	52-13-0-B-205.00
(NAME) 3341 Penn Meade Way	(NAME) 2001 Park Place North, S/650	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35203	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita LeFever, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Austin Taylor, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 River Glen Phase III, Section One, a PUD of record as Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rita LeFever by Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated February 28, 2006 and recorded in Instrument No. 20060302-0024014, Register's Office for Davidson County, Tennessee.

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 3341 Penn Meade Way, 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 Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witnessmy hand this **26th** day of **February, 2010.**

Rita LeFever

STATE OF Idaho
COUNTY OF ADA

Personally appeared before me, the undersigned authority, **Rita LeFever, unmarried**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **February, 2010**

Notary Public

My commission expires:
9-17-2013

SANDRA JUDGE NOTARY PUBLIC STATE OF IDAHO