Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING ~~RETURN TO~~):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2482

BILL GARRETT, Davidson County
Trans:T20100018391 DEEDWARR
Recvd: 03/30/10 09:23 3 pgs
Fees:18.00 Taxes:458.80
20100330-0023520

Property Address: 666 Vernon Ave, Nashville, TN 37209

---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sue Rabin, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Crystal D. Taylor, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 666 on the plan of Vernon Avenue Townhomes, a horizontal property regime with private elements, of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061024-0131877, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sue Rabin, unmarried, by Deed from Vernon Avenue Partners, LLC, a Tennessee limited liablility company, dated November 08, 2006, of record in Instrument Number 20061113-0139800, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of February, 2010.

Sue Rabin {Seal}

Sue Rabin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of February, 2010, before me the undersigned officer, personally appeared Sue Rabin, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

See attached
Notary Public

My Commission expires: Sept 30, 2011

State of Tennessee
County of Davidson

*The actual consideration or value, whichever is greater, for this transaction is $124,000.00.*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF ~~FEBRUARY~~ MARCH, 2010.

M L Hickernell
Notary Public

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 91-5-C-666.00CO

OWNER

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

On 2-24-2010 (Date) before me, Terri R Parsons Gibert a notary public (Here Insert Name and Title of the Officer)

personally appeared Sue Rabin (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Terri R Parsons Gibert (Signature of Notary Public)

TERRI R. PARSONS-GIBERT
COMM. #1770910
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Sept. 30, 2011

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed.

Document Date: 2-24-2010 Number of Pages: 2

Signer(s) Other Than Named Above: Ø

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Sue Rabin

☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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