WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of **April, 2010.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLORES E. MCBROOM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05/23/2011

BILL GARRETT, Davidson County
Trans:T20100027451 DEEDWARR
Recvd: 05/07/10 09:57 2 pgs
Fees:13.00 Taxes:414.40
20100507-0034913

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
John P. Sullivan	Same as Above	161-11-0-A-179.00CO
(NAME)	(NAME)	
330 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **James Rodney Taylor and Catherine Patricia West Taylor, as Trustees under the Joint Revocable Trust Agreement of James Rodney Taylor and Catherine Patricia West Taylor dated April 13, 2005,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John P. Sullivan, 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:

Land in Davidson County, Tennessee, being Unit No. 179 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Taylor and wife, Patricia W. Taylor by Warranty Deed from James T. Burke and wife, Louse P. Burke, dated October 30, 2003 and recorded in Instrument No. 20031104-0161494, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Rodney Taylor and Catherine Patricia West Taylor, as trustees under the Joint Revocable Trust Agreement of James Rodney Taylor and Catherine Patricia West Taylor, dated April 13, 2005 by Quit Claim Deed from James R. Taylor and wife, Patricia W. Taylor, dated August 4, 2005 and recorded in Instrument No. 20051004-0119091, 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 330 Huntington Ridge Drive, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **29th** day of **April, 2010.**

James Rodney Taylor, as Trustee under the Joint Revocable Trust Agreement of James Rodney Taylor and Catherine Patricia West Taylor, dated April 13, 2005

Catherine Patricia West Taylor, as Trustee under the Joint Revocable Trust Agreement of James Rodney Taylor and Catherine Patricia West Taylor, dated April 13, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared.**James Rodney Taylor and Catherine Patricia West Taylor, as Trustees under the Joint Revocable Trust Agreement of James Rodney Taylor and Catherine Patricia West Taylor, dated April 13, 2005**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees, and are authorized to execute the instrument on behalf of The Joint Revocable Trust Agreement of James Rodney Taylor and Catherine Patricia West Taylor, dated April 13, 2005, the within named bargainor, and that they as such Trustees, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2010.

CHRIS CANTRELL
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2, 2011