BILL GARRETT, Davidson County
Trans:T20100040457 DEEDWARR
Recvd: 07/01/10 14:52 2 pgs
Fees:13.00 Taxes:675.25

20100701-0051740

This Instrument Prepared by:
After Recording please return to:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 1006091

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is ~~$182,500.00~~

Affiant

Subscribed and sworn to before me, this 30th day of June, 2010

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 28, 2014

Notary Public – Tamilyn Derryberry
My commission expires: April 28, 2014

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dr. Harold A. Taylor 122 Hemlock Ct. Greenwood, SC 29649	New Owner	141 12 0B 077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Martha Theobald (aka Martha Theobold), an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Harold A. Taylor and Paula S. Taylor, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 72 on the Plan of Southampton, Phase Four of record in Book 6250, Page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING that same property conveyed to Martha Theobald (incorrectly identified as Martha Theobold in prior Deed) by Warranty Deed dated January 17, 2007 and recorded on January 19, 2007 of record in Instrument No. 20070119-0007902, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2010 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property currently known as
105 ELLER CT, NASHVILLE, Tennessee 37221-3345

Init MT by SM her AIF
MT by SM her AIF

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I Martha Theobald, sign this Warranty Deed on this the 30th day of June, 2010.

Martha Theobald by Simone Marsalis her AIF
Martha Theobald (aka Martha Theobold)
by Simone Marsalis her Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of June, 2010, personally appeared before me, Tamilyn Derryberry, the undersigned, a Notary Public in and for said County and State, the within named Simone Marsalis, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Martha Theobald (aka Martha Theobold), and who acknowledged that she executed the same as the free act and deed of the said Martha Theobald and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Martha Theobald and appearing of record in Instrument No 20100701-0051739 in the Register's Office of DAVIDSON COUNTY, Tennessee.

Witness my hand and official seal, at office at Brentwood, Williamson on this date: 30th day of June, 2010.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 28, 2014

Tamilyn Derryberry
Notary Public

My Commission Expires:
April 28, 2014