BILL GARRETT, Davidson County
Trans:T20100050091 DEEDWARR
Recvd: 08/12/10 13:23 2 pgs
Fees:13.00 Taxes:1006.40

20100812-0063822

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $272,000.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 11th day of August, 2010.

Notary Public
My commission expires: May 31, 2011

02-1007-47034

Address of New Owner:	Send Tax Bills to:	Tax Information
Sheryl D. Taylor	Sheryl D. Taylor 7301 Dunsford Lane	131-02-0-H- 212.00
4210 Hillsboro Pike, Unit 212 Nashville TN 37215	Knoxville, TN 37919	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly K. Rich, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sheryl D. Taylor, Trustee of The Taylor Trust, hereinafter called the Grantees, their successors 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. 212, on the Plan of Hillsboro Quarters II, as established by the Master Deed of record in Instrument No. 20040421-0045569; as amended in Instrument No. 20040511-0054050; and further amended in Instrument No. 20050110-0003192; and shown as Exhibit "A" to an amendment to the Master Deed in Instrument No. 20050425-0045365, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly K. Rich, unmarried by deed from Marcy M. Swogger, married, dated June 10, 2008, recorded June 25, 2008, of record in Instrument No. 20080625-0065328, Register's Office for Davidson County, Tennessee.

Andrew Kautz, spouse of Kelly K. Rich, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4210 Hillsboro Pike, Unit 212, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of August, 2010.

Kelly K. Rich

Andrew Kautz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly K. Rich and Andrew Kautz , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of August, 2010.

State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON