WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110011077 DEEDWARR
Recvd: 02/23/11 12:48 2 pgs
Fees: 13.00 Taxes: 444.00
20110223-0014840

R-VRES-11-7995

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy M. Taylor	REMN	
7995 Sawyer Brown Road	(NAME) 70 Grand Av #109	
(ADDRESS) Nashville, TN 37221	(ADDRESS) River Edge NJ 07661	128-14-97.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CAROLE ANN MOBLEY, UNMARRIED, AND AND RICHELL WRIGHT, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTY M. TAYLOR , AN UNMARRIED INDIVIDUAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, STACY SQUARE, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3842, PAGE 134, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CAROLE ANN MOBLEY, AN UNMARRIED PERSON AND RICHELL WRIGHT, AN UNMARRIED PERSON BY WARRANTY DEED FROM FRANCINE D. KLINE-CLARK AND HUSBAND, BILL R. CLARK, RECORDED ON THE 30TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030430-0057693, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 3842, PAGE 134; BOOK 4165, PAGE 953; BOOK 7803, PAGE 672; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7995 Sawyer Brown Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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/our hand(s) this 15th day of February, 2011.

Carole Ann Mobley

Richell Wright by Francine Kline-Clark

Richell Wright by Francine Kline-Clark as Attorney in Fact

Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLE ANN MOBLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of February, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared FRANCINE KLINE-CLARK to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHELL WRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHELL WRIGHT.

Witness my hand and official seal, this the 15 day of February, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903