WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2011

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 6-20-11 (AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin T. Wagster	New Owner	172-12-D-516.00 CO
(NAME)	(NAME)	
8045 Bienville Drive Y-8		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Manuel S. Taylor, a single person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin T. Wagster, a single person HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. Y-8 as shown on Exhibit "A" of the Second Instrument of Correction of record in Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352, in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of re

Being the same property Manuel S. Taylor, an unmarried man by warranty deed of Regent Homes, LLC., a Tennessee limited liability company, dated January 5, 2007, of record in Instrument No. 20070108-0003133, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Matters shown on plan of record as Instrument No. 20060118-006550 and as Exhibit A of Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee. Master Deed restrictions of record in Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060120-0007913, in said Register's Office. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423, in said Register's Office. Special Covenants and Restrictions for The Town Center Homes at Lenox Village and other common maintenance parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, and made applicable to the subject property by Instrument No. 20060120-0007914, in said Register's Office. Stormwater detention agreement of record in Instrument No. 20051221-0152802, in said Register's Office.

This property, known as 8045 Bienville Drive Y-8, Nashville, TN 37211
(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20110026510 DEEDWARR
Recvd: 05/04/11 14:25 2 pgs
Fees:13.00 Taxes:414.03
20110504-0034319

Witness my/our hand(s) this 2ND DAY OF MAY, 2011.

Manuel S. Taylor by Yvette Meldrum as his Attorney in Fact

Manuel S. Taylor by Yvette Meldrum as his Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Manuel S. Taylor, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Manuel S. Taylor, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book ★, page _____, Register's Office of ~~Williamson~~ DAVIDSON County, Tennessee.

Witness my hand and official seal, this the 2nd day of May, 2011. ★ # 20110504-0034318

Jackie Lampley
Notary Public

My Commission Expires: 6/16/2013

(SEAL)

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013