WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/11 14:14 3 pgs
Fees:18.00 Taxes:192.40
20110608-0043927

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTOPHER CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

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
Emerald Properties		093010AJ7000CO
(NAME) 703 Pendragon Ct	(NAME) Same	
(ADDRESS) Franklin TN 37067	(ADDRESS)	
(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, **L. Elizabeth Beetz, Managing Trustee of the Melanie Taylor 1989 Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emerald Properties, a general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain condominium apartment located in Davidson County, Tennessee, being Unit 503, of Capitol Towers, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie J. Taylor by deed from Capitol Towers Ltd., a Tennessee limited partnership, of record in Book 11678, page 781, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20070829-0103387, said Register's Office, Melanie J. Taylor, unmarried, conveyed all of her right, title and interest in subject property to Allen M. Taylor, Jr., Robert Reed Taylor, Marilyn L. Taylor and L. Elizabeth Beetz, Trustees of the Melanie Taylor 1989 Trust.

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 510 Gay Street, Capitol Towers, Unit # 503, Nashville, TN

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

Witness my hand this ~~24th~~ 23rd day of **May, 2011.**

Melanie Taylor 1989 Trust

L. Elizabeth Beetz, Managing Trustee

STATE OF Florida
COUNTY OF Charlotte

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared L. Elizabeth Beetz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Trustee of the Melanie Taylor 1989 Trust, and is authorized to execute the instrument on behalf of the Melanie Taylor 1989 Trust, the within named bargainor, and that she as such Managing Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Melanie Taylor 1989 Trust by herself as Managing Trustee.

Witness my hand and seal this 23rd day of May, 2011.

Produce Wisconsin Driver License as ID ID#B320 5257 5873 01

Notary Public

My Commission Expires: 5/20/2013

SAISHPATI SUNITA MISIR
MY COMMISSION # DD 891149
EXPIRES: May 20, 2013
Bonded Thru Budget Notary Services

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me. Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).