BILL GARRETT, Davidson County
Trans:T20110046031 DEEDWARR
Recvd: 07/29/11 09:51 2 pgs
Fees:13.00 Taxes:360.75

20110729-0058106

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2011.

Notary Public

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

G-VRES-11-1315

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley E. Taylor	Waterstone Mortgage Corporation	
1315 Saturn Drive (ADDRESS)	1133 Quail Court (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (CITY) (STATE) (ZIP)	120-6-21.00

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, we AMANDA GANSBERGER AND NICK LYTLE, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY E. TAYLOR, A SINGLE MAN , 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 152, STARDUST ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 92, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

LESS AND EXCEPT. BEING THE SOUTHERLY PART OF LOT NO. #152 ON THE PLAN OF STARDUST ACRES, AS OF RECORD IN BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. #152, ALSO CORNER TO LOT NO. #153; RUNNING THENCE, WITH THE LINE BETWEEN SAID LOTS NOS. #152 AND #153, NORTHERLY 68 FEET, MORE OR LESS, TO A POINT INSAID LINE; THENCE, SEVERING SUBJECT TRACT FROM LOT NO. #152, DUE EAST 85 FEET, MORE OR LESS, TO A POINT IN THE LINE BETWEEN LOTS NOS. #152 AND #151; THENCE, WITH SAID LINE BETWEEN LOTS NOS. #151 AND #152, SOUTHERLY 78 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT NO. #152; THENCE, WITH THE REAR LINE OF SAID LOT NO. #152, WESTERLY 82.5 FEET TO THE BEGINNING, CONTAINING 5,250 SQUARE FEET, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY DEED FROM ALBERT WILLIAM MANNING AND WIFE, LELA G. MANNING OF RECOD IN BOOK 3675, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AMANDA GANSBERGER AND NICK LYTLE, BOTH UNMARRIED, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM STEPHEN MEIGS AND WIFE, STAR MEIGS, RECORDED ON THE 2ND DAY OF JULY, 2004 IN INSTRUMENT NO. 20040702-0079146, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 92 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

AMANDA GANSBERGER AND NICK LYTLE ARE NOW MARRIED.

unimproved ( )
This is improved (X) property, known as 1315 Saturn Drive, Nashville, Tennessee 37217
(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 22nd day of July, 2011.

Amanda Gansberger

Nick Lytle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Gansberger and Nick Lytle, 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 22nd day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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