Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Davidson County DEEDWARR
Recvd: 08/05/11 08:44 4 pgs
Fees:23.00 Taxes:351.50
20110805-0060273

Returned to:

SUSAN PREGEL
24 CAMEO DRIVE
NASHVILLE, TN 37211

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of July, 2011, by and between

G.W. TAYLOR, AS SOLE OWNER

Hereinafter referred to as Grantor, and

SUSAN PREGEL, AS SOLE OWNER

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

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 successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons.

Whenever 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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

G.W. TAYLOR

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, G.W. TAYLOR, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 6th day of July 2011.

TAMARA R. MARTIN-RADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission expires: 09 January 2012

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201116428

TAMARA R. MARTIN-RADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Susan Pregel
Affiant

Subscribed and sworn to before me this 6th day of July, 2011.

Notary Public
Commission Expires 09 January 2012

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
SUSAN PREGEL	SUSAN PREGEL	24 CAMEO DRIVE NASHVILLE, TN 37211
24 CAMEO DRIVE	24 CAMEO DRIVE	MAP PARCEL NO.:
NASHVILLE, TN 37211	NASHVILLE, TN 37211	119 12 0 021.00

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #13 ON THE PLAN OF BATTLEWOOD, SECTION ONE, OF RECORD IN BOOK 1835, PAGE #31, R.O.D.C., TN.

SAID LOT NO. 13 FRONTS 109 FEET ON THE WESTERLY SIDE OF CAMEO DRIVE AND RUNS BACK BETWEEN LINE MEASURING 190 FEET ON THE NORTH LINE AND 178.33 FEET ON THE SOUTH LINE TO THE REAR LINE ON WHICH IT MEASURES 105 FEET THEREON

BEING THE SAME PREMISES CONVEYED UNTO G.W. TAYLOR, BY VIRTUE OF DEED FROM G. W. TAYLOR AND SHIRLEY TAYLOR, AND LON F. WETS, TR. DATED DECEMBER 12, 1983, RECORDED JUNE 9, 1989 IN BOOK 7861, PGE 430, DAVIDSON COUNTY, TN.

PARCEL ID: 119 12 0 021.00

PROPERTY COMMONLY KNOWN AS: 24 CAMEO DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, __Shawnna Sorenson_____, 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 _____PA_____

County of _____Montgomery_____

Personally appeared before me, Robert Fryer, a notary public for this county and state, Shawnna Sorenson 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: Dec. 22, 2014

Notary' Seal (if on paper)

