WARRANTY DEED

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 6-30-14

(AFFIX SEAL)

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ronald Taylor and Erin Taylor	First Community Mortgage, Inc.	09402016400
(NAME)	(NAME)	
1904 Long Avenue	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN, 37129	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

For and in 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/WE, **Jennifer Owens**, having since married is now known as Jennifer Owens Armstrong, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Ronald Taylor and wife, Erin Taylor**, 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:

Land in Davidson County, TN, being Lot No. 242 in the Edgefield Land Co's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Owens by Deed from Will Uhlhorn and wife, Tamara Uhlhorn, dated November 28, 2007, and filed of record in Instrument No. 20071207-0141896, in the Register's office of Davidson County, Tennessee.

Aaron Armstrong, spouse of Jennifer Owens Armstrong, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

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 1904 Long Avenue, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20110050833 DEEDWARR
Recvd: 08/18/11 09:50 2 pgs
Fees:13.00 Taxes:847.30
20110818-0063849

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, has 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.

Witness our hands this **29th** day of **July, 2011**

Jennifer Owens Armstrong by Kelly Callaghan as attorney in fact

Jennifer Owens Armstrong by Kelly Callaghan as attorney in Fact

Aaron Armstrong by Kelly Callaghan as attorney in fact

Aaron Armstrong by Kelly Callaghan as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29h day of July, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jennifer Owens Armstrong, and who acknowledged that she executed the same as the free act and deed of the said Jennifer Owens Armstrong, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110818-0063848, said Register's Office.

Witness my hand and official seal this 29th day of July, 2011.

Lisa Sheppard
NOTARY

My Commission Expires: 6-14-30

Lisa M Sheppard State of Tennessee Notary Public Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29h day of July, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Aaron Armstrong, and who acknowledged that she executed the same as the free act and deed of the said Aaron Armstrong, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110818-0063848, said Register's Office.

Witness my hand and official seal this 29th day of July, 2011.

Lisa Sheppard
NOTARY

My Commission Expires: 6-14-30

Lisa M Sheppard State of Tennessee Notary Public Rutherford County