Return to: JTC
23408-3

BOX14A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110054788 DEEDWARR
Recvd: 09/06/11 08:36 2 pgs
Fees:13.00 Taxes:425.13
20110906-0068571

02-1108-47504

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public
My commission expires: 10-21-12

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
LaPortia James 430 Clearwater Drive Nashville TN 37217	Regions Bank d/b/a Regions Mortgage Dept 2520, P.O. Box 2153 Birmingham, AL 35287-2520	150-01-0-231

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard L. Taylor, Jr. and wife, Gladys Taylor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LaPortia James, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 778, on the Plan of Edge-O-Lake Estates, Section 16, of record in Plat Book 4175, Page 157, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Taylor, Jr. and wife. Gladys Taylor, by deed from William J. Furgerson, dated July 7, 2007 recorded July 13, 2007 of record in Instrument No. 20070713-0083599, said Register's Office. Richard Taylor and Richard L. Taylor, Jr. are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 430 Clearwater Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of August, 2011.

Richard L. Taylor, Jr. by Richard Lyn Taylor, Attorney in Fact

Richard L. Taylor, Jr. by Richard Lyn Taylor, Attorney in Fact

Gladys Taylor by Richard Lyn Taylor, Attorney in Fact

Gladys Taylor by Richard Lyn Taylor, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2011, before me personally appeared Richard Lyn Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Taylor and Gladys Taylor, and who acknowledged that s/he executed the same as the free act and deed of said Richard Taylor and Gladys Taylor.

WITNESS my hand, at office, this 31st day of August, 2011.

Notary Public

My commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON