WARRANTY DEED

G-VRES-11-10

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

9/23/11
Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11 (AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhett W. Taylor	SWBC Mortgage Corporation	
10 Waters Avenue (ADDRESS)	(NAME) 5055 Maryland Way, Ste. 200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	83-7-62.00

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 RYAN M. RICHARDSON AND WIFE, JENNIFER RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RHETT W. TAYLOR AND SARAH E. TAYLOR, HUSBAND AND WIFE, 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 LOTS 25 AND 26, SUBDIVISION OF ROBERT E. POWERS LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 56, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RYAN M. RICHARDSON AND WIFE, JENNIFER RICHARDSON BY WARRANTY DEED FROM J. R. RUGGLES AND SAMMIE G. JAMES, BOTH UNMARRIED PERSONS, RECORDED ON THE 7TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020607-0069684, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 56; INST. NO. 20090601-0049974; SAID REGISTER'S OFFICE; ANDC) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 10 Waters Avenue, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20110061491 DEEDWARR
Recvd: 10/03/11 15:14 2 pgs
Fees:13.00 Taxes:684.50
20111003-0076603

Witness my/our hand(s) this 23rd day of September, 2011.

9-23-11
Ryan M. Richardson

Jennifer Richardson 9-23-11
Jennifer Richardson ~~by Ryan M. Richardson as Attorney in Fact~~

STATE OF Tennessee
COUNTY OF Davidson and Jennifer Richardson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN M. RICHARDSON, 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 23 day of Sept, 2011.

Notary Public
My Commission Expires: 10-16-

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared RYAN M. RICHARDSON 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 JENNIFER RICHARDSON and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER RICHARDSON.

Witness my hand and official seal, this the 23 day of Sept, 2011.

Notary Public
My Commission Expires: 10-16-11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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