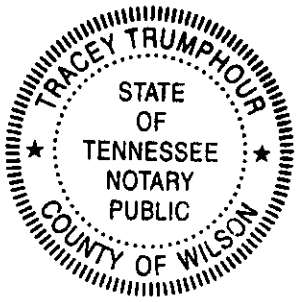
File No. 01288-5375

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Jourdan L. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2011.

Tracey Thumphour
Notary Public

MY COMMISSION EXPIRES: 9.22.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jourdan L. Taylor	Mortgage Investors Group	064160D15500CO
(NAME)	(NAME)	
2428 Pleasant Springs Lane	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Debra A Gerlica and Husband, Stanley A Gerlica**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jourdan L. Taylor, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 303 on the Plan of Section Three, Truxton Park, of record in Instrument no. 200110240116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Debra A. Gerlica and husband, Stanley A. Gerlica by Deed from Billy D. Griffith, Jr., unmarried and Joe Dick, unmarried, dated 05/12/2008 and filed for record on 05/13/2008 in Instrument 200805130049059, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200110240116272, said Register's Office.

Restrictive Covenants of record in Instrument 200010300107559, as amended of record in Instrument 200201230009419, said Register's Office.

By-Laws of record in Instrument 200011010108604, said Register's Office.

Storm Water Detention Agreement Easement of record in Instrument 200008240083612, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.

Storm Water Detention Agreement Easement of record in Instrument 200205280064319, said Register's Office.

Charter of record in Instrument 200011010108603, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110067726 DEEDWARR
Recvd: 10/28/11 13:23 2 pgs
Fees:13.00 Taxes:599.40



20111028-0084054

Quitclaim Deed to The Homeowner's Association of record in Instrument 200503110027266, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2428 Pleasant Springs Lane, Hermitage, TN 37076
(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/or 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/or 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 26th day of October, 2011.

Debra A Gerlica By Stanley A. Gerlica As attorney in fact — Stanley A. Gerlica

Debra A Gerlica
By: Stanley A. Gerlica, Her Attorney in Fact

Stanley A Gerlica

State of Tennessee
County of Wilson

On this 26th day of October, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Stanley A. Gerlica, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Debra A. Gerlica, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20111028-0084053 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 26th day of October, 2011.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley A. Gerlica the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of October, 2011.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON