WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prudential Relocation, Inc.	NEW OWNER	05314006800
(NAME)	(NAME)	
16260 N. 71st Street		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(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, **I, Vivian Y. Taylor, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Prudential Relocation, Inc., a Colorado corporation**, 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. 180 in the unrecorded map or Plan of Nawakwa Hills, Powwow Addition, Section 6, being a subdivision of part of a tract of land and being more particularly described as follows:

Said Lot No. 180 fronts 50 feet on the Easterly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measures 100 feet thereon. The Northwest corner of Lot No. 180 being 50 feet Easterly from the Northeast corner of Lot No. 64 in the Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vivian Y. Taylor, unmarried by Warranty Deed dated 07/23/2003 of record in Instrument No. 20030814-0117185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.

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 ☐

BILL GARRETT, Davidson County
Trans:T20120004078 DEEDWARR
Recvd: 01/18/12 10:14 2 pgs
Fees:13.00 Taxes:384.80
20120118-0004819

File No.: 01288-4991
SMG TN Warranty Deed

This is improved ☑ property, known as 1429 Ocoee Trail, Madison, TN 37115

(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 my hand this 28th day of September, 2011.

Vivian Y. Taylor

Vivian Y. Taylor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Vivian Y. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of SEPTEMBER, 2011

Christine Tolliver

Notary Public
My Commission Expires: MAY 6, 2013

CHRISTINE TOLLIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013.

~~RETURN TO~~: Prepared By:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Return To:

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214