WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120017526 DEEDWARR
Recvd: 03/09/12 11:20 3 pgs
Fees:17.00 Taxes:0.00
20120309-0020682

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 29th day of December, 2011

Notary Public

MY COMMISSION EXPIRES: 1/27/15
(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Mortgage Research Center, LLC	00215000200 (Davidson)
Jason Michael Taylor (NAME)	2101 Chapel Plaza Court Ste 107 (NAME)	132N-A-59.02
1095 Highland Avenue (ADDRESS)	Columbia, MO 65203-6399 (ADDRESS)	(Robertson)
Ridgetop, TN 37152 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 29 day of Dec., 2011, by and between AARON CANTOR , A SINGLE PERSON , party of the first part, and Jason Michael Taylor and Karen N. Taylor, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of ROBERTSON, State of Tennessee, to wit:

*and Davidson County, Tennessee

See EXHIBIT "A" attached hereto and made a part hereof.

Being the same property conveyed to AARON CANTOR , A SINGLE PERSON by deed from Aaron Cantor and Teri Newmon, dated 06/05/07 and filed of record in Record Book 1407, page 232, Register's Office for ROBERTSON County, Tennessee, and as Instrument No. 201102140012626, Davidson County Register's Office, Tennessee.

N/A Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

~~See Exhibit B for exceptions to title~~

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

Frankie Fletcher, Register
Robertson County Tennessee

Rec #:	209740	Instrument #:	243967
Rec'd:	15.00	Recorded	
State:	444.00	1/4/2012 at	9:18 AM
Clerk:	1.00	in Record Book	1445
Other:	2.00		
Total:	462.00	Pgs	742-744

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

AARON CANTOR

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AARON CANTOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of December, 2011

Commission expires: 12/6/2014

Jennifer Jones
Notary Public

NOTARY PUBLIC STATE OF OHIO

JENNIFER JONES
Notary Public, State of Ohio
My Commission Expires
December 6, 2014

EXHIBIT "A"

Land in Robertson and Davidson Counties, Tennessee, being Lot No. 4 on the Plan of Replat of Lot 2, David Mitchell Lots Highland Ave., as of record in Plat Book 12, Page 31 as re-platted in Plat Book 20, Page 117, Register's Office for Robertson County, Tennessee and in Instrument 200010050098949 as re-platted in Instrument 200705300063914, Register's Office for Davidson County, Tennessee, to which said plan references are hereby made for a more complete and accurate legal description thereof.