Prepared by and Return to:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2012.

Notary Public
My commission expires: 11/22/14

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

04-1202-54231

Address of New Owner:	Send Tax Bills to:	Tax Information
Latonya Smith	Pinnacle National Bank	164-10-OA-127.00 CO
2621 Mountain Dale Ct.	114 West College Street	
Antioch TN 37013	Murfreesboro, TN. 37130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Justin J. Taylor and wife, Kathryn D. Taylor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Latonya Smith,* hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* Single Woman,

Land in Davidson County, Tennessee, being Lot No. 333, on the Plan of Village Two, Summerfield, of record in Instrument No: 20000929-0096421, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin J. Taylor, unmarried by deed from Kathy E. Lemons, married dated October 7, 2004 and filed for record October 12, 2004 in Instrument No: 20041012-0122948 in the Register's Office for Davidson County, Tennessee.

Kathryn D. Taylor, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

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 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 2621 Mountain Dale Ct., Antioch, TN 37013

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, her 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:T20120019249 DEEDWARR
Recvd: 03/16/12 11:09 2 pgs
Fees:13.00 Taxes:606.80
20120316-0022671

WITNESS my hand this 15th day of March, 2012.

Justin J. Taylor

Kathryn D. Taylor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin J. Taylor and Kathryn D. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of March, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

