Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

M.T. Hawk
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

R-KW-12-21

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
James Taylor	+ James Taylor (NAME)	
21 Vaughns Gap Road, #83 (ADDRESS)	1824 Belmont Rd NW #3 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Washington DC 20009 (CITY) (STATE) (ZIP)	129-15-A-83.00C0

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, I/we MATTHEW P. TURNER AND JESSICA N. TURNER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES TAYLOR, 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 UNIT 83, ON THE PLAN OF BELLE MEADE HIGHLANDS CONDOMINIUM, AS SHOWN ON EXHIBIT A-1 OF THE MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, AS AMENDED IN INSTRUMENT 200804240042111, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW P. TURNER BY DEED FROM JOHN A. MCQUISTON JR. , UNMARRIED OF RECORD IN INSTRUMENT 200208300105292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 2002. AND BEING THE SAME PROPERTY CONVEYED TO MATTHEW P. TURNER AND JESSICA N. TURNER, HUSBAND AND WIFE BY QUITCLAIM DEED FROM MATTHEW P. TURNER OF RECORD IN INSTRUMENT 200903130022860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 12, 2009. BEING THE SAME PROPERTY CONVEYED TO MATTHEW P. TURNER BY DEED FROM JOHN A. MCQUISTON JR., UNMARRIED OF RECORD IN INSTRUMENT 200208300105292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 2002. AND BEING THE SAME PROPERTY CONVEYED TO MATTHEW P. TURNER AND JESSICA N. TURNER, HUSBAND AND WIFE BY QUITCLAIM DEED FROM MATTHEW P. TURNER OF RECORD IN INSTRUMENT 200903130022860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 12, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7091, PAGE 302, INSTRUMENT 200804240042111; BOOK 7091, PAGE 351; INSTRUMENT 200710250126213; BOOK 7102, PAGE 223; BOOK 11000, PAGE 273; BOOK 4816, PAGE 427; BOOK 81, PAGE 710; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road, #83, Nashville, Tennessee 37205
(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:T20120068038 DEEDWARR
Recvd: 09/11/12 10:54 2 pgs
Fees:13.00 Taxes:299.70
20120911-0082288

Witness my/our hand(s) this 31st day of August, 2012.

Matthew P Turner by Jessica N Turner as attorney in fact

Matthew P. Turner by Jessica N. Turner as Attorney in Fact

Jessica N Turner

Jessica N. Turner

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JESSICA N. TURNER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 day of August, 2012.

Notary Public
My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JESSICA N. TURNER 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 MATTHEW P. TURNER and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW P. TURNER.

Witness my hand and official seal, this the 31 day of August, 2012.

Notary Public
My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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