WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

BILL GARRETT, Davidson County
Trans:T20120076498 DEEDWARR
Recvd: 10/09/12 10:09 2 pgs
Fees:13.00 Taxes:573.50
20121009-0092303

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2012.

NOTARY PUBLIC: 6.26.16
MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Taylor 395 Bonnavale Drive Hermitage, TN 37076	Franklin Synergy Mort. 3301 Aspen Grove Dr. Franklin TN 37067	Map & Parcel: 074-08-189.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John E. Kaufman and wife, Betty J. Kaufman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Audrey Taylor and Gavin Lane, both unmarried as joint tenants with right of survivorship

Hereinafter called the grantees, their heirs and 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. 872 on the Plan of Hermitage Hills Subdivision, Section 8, of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 872 fronts 75.29 feet on the southerly margin of Bonnavale Drive and from a point on said margin being the common line between Lot Nos. 871 and 872 runs back 185.77 feet to a dead line in the rear; thence again from the margin of Bonnavale Drive from a point being the common line between Lot Nos. 872 and 873, 201.1 feet back to a line; thence running easterly with said line 48.15 feet to a point; thence northeasterly 77.52 feet across the rear.

Being the same property conveyed to Edward Nave by Deed from Ronald L. Perry and wife, Margaret H. Perry dated September 29, 1975 of record in Book 4970, Page 67, Register's Office for Davidson County, Tennessee. Property was then conveyed to Betty Jean Ezell by Quitclaim deed from Edward Nave dated November 23, 1981 of record in Book 8608, Page 652, Register's Office for Davidson County, Tennessee. Property now vests ~~Wilfred D. Warner and wife, Julia A. Warner~~ ** conveyed by Quitclaim deed from Betty Jean Ezell dated January 30, 1998 of record in Book 10787, Page 487, Register's Office for Davidson County, Tennessee. ** John E. Kaufman and wife, Betty J. Kaufman

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee.
2) 2012 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **395 Bonnavale Drive, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand(s) this 28 day of September, 2012.

John E. Kaufman

Betty J. Kaufman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John E. Kaufman and wife, Betty J. Kaufman, with whom I am personally acquainted, (or who 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 28 day of September, 2012.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 11-3-2015

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076