BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120090395 DEEDWARR
Recvd: 11/28/12 08:42 2 pgs
Fees:13.00 Taxes:2035.00
20121128-0108959

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me this 26th day of November, 2012. Notary Public My Commission Expires NOV 3, 2015 My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ricardo Fonseca and Ingrid Mayer 805 Lynnbrook Road Nashville, TN 37215	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	11705003200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARSHALL TAYLOR AND ANNE TAYLOR, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICARDO B. FONSECA AND INGRID A. MAYER, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 22 on the plan of Ensworth, as of record in Book 161, pages 136 and 137, Register's Office for Davidson County, Tennessee, being the southerly 100 feet of Lot No. 4 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 867.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard, being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, page 148, said Register's Office; thence with said line, North 0 deg. 45 min. East 100 feet to a point 10 feet south of the southwest corner of Lot No. 5; thence eastwardly and parallel with the line between said Lot Nos. 4 and 5, 430 feet to the westerly margin of said Lynnbrook Road; thence with said Road, South 0 deg. 45 min. West 100 feet to the beginning.

Being the same property conveyed to Marshall Taylor and Anne Taylor, husband and wife, by deed from James Brew Grimes, III, by deed dated December 30, 2011, recorded on January 6, 2012, as Instrument No. 20120106-0001622, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 161, pages 136 and 137, Register's Office for Davidson County, Tennessee.

2. Subject to matters shown on the survey made by Yokely and Waggoner Engineers, dated November 7, 1949, as revised November 14, 1949.

This is improved property known as: **805 Lynnbrook Road, Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of November, 2012.

Marshall Taylor

Anne Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARSHALL TAYLOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2012

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE TAYLOR, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2012

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____