BILL GARRETT, Davidson County
Trans:T20120097025 DEEDWARR
Recvd: 12/19/12 12:39 2 pgs
Fees:13.00 Taxes:255.30
20121219-0116938

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1478

Property Address:
522 Flintlock Court, Nashville, TN 37217
135-16-B-60CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary R. Taylor, an unmarried man,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Barry Fox and Patricia P. Fox,** husband and wife, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING Unit No. 60 ON THE PLAN OF Woodbridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Beazer Homes Corp., a Tennessee Corporation, dated March 28, 2005, and recorded April 6, 2005, in the Register of Deeds for the County of Davidson, as Document No. 20050406-0037977.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 6th day of December, 2012.

Gary R. Taylor {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of December, 2012, before me the undersigned officer, personally appeared Gary R. Taylor, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

TAYLOR GARCIA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires June 15, 2016

Notary Public

My Commission expires: June 15th 2016

Grantor's Name, Address, Phone:
Gary R. Taylor
522 Flintlock Ct.
Nashville, TN 37217

Grantees' Name, Address, Phone:
Barry Fox and Patricia P. Fox

SEND TAX STATEMENTS TO THE GRANTEE.

State of TN
County of Williamson

I hereby swear or affirm that, to the best of the affiant's knowledge, informaion, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before this the 6th day of December, 2012

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary PUblic

My Commission Expires: 5/5/15