WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009795 DEEDWARR
Recvd: 02/05/13 10:33 2 pgs
Fees:13.00 Taxes:999.00
20130205-0011819

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Calvin Duncan and Sue M. Duncan	Joseph Calvin Duncan and Sue M. Duncan	180040A00500
(NAME)	(NAME)	
2205 Maple Grove Lane	2205 Maple Grove Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kenneth R. Taylor and wife, Brenda B. Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Calvin Duncan and wife, Sue M. Duncan, 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:

Being Lot No. 5, Section One, on the Plan of Highland Creek, as of record in Plat Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenneth R. Taylor and wife, Brenda B. Taylor, by deed of record in Instrument Number 20010914-0100135, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions for Highland Creek of record in Book 11568, page 311 and supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). By-Laws of Highland Creek Homeowner's Association, Inc., of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee. Dedication of common area to Highland Creek Homeowner's Association, Inc., of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 569, Book 10419, page 470, Book 10419, page 504, Book 10419, page 516 and Book 10569, page 732, Register's Office for Davidson County, Tennessee. All matters appearing on the Plan of record as Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 11338, page 738, Register's Office for Davidson County, Tennessee. Deed to Highland Creek HOA of record in Instrument No. 20080813-0083149, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2205 Maple Grove Lane, Nashville, TN 37211
(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 hands this 31st day of January, 2013.

Kenneth R. Taylor

Brenda B. Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Taylor and Brenda B. Taylor, with whom I am personally acquainted or 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 and official seal at Franklin, Tennessee this 31st day of January, 2013.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013