BILL GARRETT, Davidson County
Trans:T20130015176 DEEDWARR
Recvd: 02/22/13 15:20 2 pgs
Fees:13.00 Taxes:488.40
20130222-0018136

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52156
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey L. Taylor Dena Sue Taylor 701 Trotters Court Franklin, TN 37067	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 117030A14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith A. Luna**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey L. Taylor and spouse, Dena Sue Taylor** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 141 of Versailles Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 80, as amended by Surveyors Certificate of Correction of record in Book 5171, page 153, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Judith A. Luna, an unmarried person by Warranty Deed from Diane Parker-Stembridge et vir Jerry M. Stembridge, dated May 23, 1995 and recorded on May 25, 1995 of record in Book 9680, page 894, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Page 80, as amended by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659 page 641, rerecorded in Book 5667 page 375, Book 7770 page 955, Book 8434 page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3000 Hillsboro Pike # 141, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 21st day of February, 2013

Judith A. Luna

State of Tennessee
County of Davidson

On this 21st day of February, 2013, before me the undersigned authority, personally appeared Judith A. Luna, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Sworn and subscribed before me this the 21st day of February, 2013

Notary Public

My Commission Expires: 9-8-2013

DEBORAH K. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.