BILL GARRETT, Davidson County
Trans:T20130030844 DEEDWARRSP
Recvd: 04/16/13 08:31 4 pgs
Fees:23.00 Taxes:5901.50
20130416-0037446

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
707642 144430
Maggie Hopkins

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	F&M Bank	117-06-008-000
Robert and Anne Taylor (NAME)	(NAME) 50 Franklin St	
3425 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Clarksville TN 37040	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 7330 San Pedro, Suite 300, San Antonio, TX 78216, have this day bargained and sold, and do hereby transfer and convey unto the said Robert Taylor and wife, Anne Taylor the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 1,595,000.00

Affiant _____

Subscribed and sworn to before me this the 15th day of April 2013

Notary Public _____

My commission expires: 1/6/14
(Affix Seal)

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 3425 Hampton Avenue, Nashville, TN 37215
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 this 5th day of March, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: _____

Printed Name: _____

Its: Vice Pres.

(Corporate Seal)

CORPORATE SEAL

STATE OF Texas
COUNTY OF Bexar

Before me, Elaine K. Flores, a Notary Public of the State and County aforesaid, personally appeared Laura Bracamonte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Her self to be Vice President of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that She as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by Her self as Vice President.

Witness my hand and official seal, at office in San Antonio Texas, this 5th day of March, 2013.

Elaine K. Flores

Notary Public
My Commission Expires:

(This area for official notarial seal)

NOTARY PUBLIC STATE OF TEXAS
ELAINE K FLORES
My Commission Expires
November 15, 2016

Exhibit "A"

Land in Davidson County, Tennessee, and being the Westerly part of Lot No. 27 on the Plan of Hillsboro Heights, not-of-record, and described according to a copy of a survey thereof made in May of 1910, by W.B. Southgate, Civil Engineer, as follows:

Beginning at a point on the Southerly margin of Hampton Avenue, 1390 feet West of the center line of 23rd Avenue South; thence with the Southerly margin of Hampton Avenue, Westwardly 110 feet to the line between Lots Nos. 27 and 28; thence, with said line (between said lots) Southwardly 345.7 feet to the common corner of Lots Nos. 27, 28, 30 and 31; thence, with the line between Lots Nos. 27 and 31, Eastwardly 110 feet; thence, Northwardly and parallel with the dividing line between Lots Nos. 27 and 28, 345.2 feet, more or less, to the point of beginning.

Being the same property conveyed to National Residential Nominee Services, Inc. by deed from Michael J. Stroup and Karen B. Stroup, husband and wife of record in Instrument No. 20130416003745, Register's Office for Davidson County, Tennessee.