BILL GARRETT, Davidson County
Trans:T20130048860 DEEDWARR
Recvd: 06/11/13 13:34 2 pgs
Fees:13.00 Taxes:281.20
20130611-0059372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2013.

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TAYLOR PROPERTIES I, LLC	**NEW OWNER**	**10816038100**
1516 WATERCRESS DRIVE	**120 THIRD STREET**	
NASHVILLE, TN 37214	**SPRECKELS, CA 93962**	

FOR AND IN 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 ACKNOWLEDGE, WE,

SALVATORE GASPARRE and WIFE, JOHANNA GASPARRE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAYLOR PROPERTIES I, LLC

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:

Land in Davidson County, Tennessee, being Lot No. 61B on the Plan Zone Lot Division of Lot 61 of Lakeview Hills, Section IV, as of record in Plat Book 6050, Page 588, said Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO SALVATORE GASPARRE AND WIFE, JOHANNA GASPARRE BY QUITCLAIM DEED FROM GARY B FISHER, TRUSTEE DATED 11/18/04 AND RECORDED ON 11/23/04 IN INSTRUMENT NO. 20041123-0140514 AND RE-RECORD OF RECORD IN 20050502-0048284, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1516 WATERCRESS DRIVE, NASHVILLE, TN 37214.

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 in 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 my/our hand(s) this 20th day of May, 2013.

SALVATORE GASPARRE

JOHANNA GASPARRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SALVATORE GASPARRE and JOHANNA GASPARRE, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2013.

Notary Public

My Commission Expires: