BILL GARRETT, Davidson County
Trans:T20130054307 DEEDWARR
Recvd: 06/26/13 14:57 2 pgs
Fees:13.00 Taxes:566.10

20130626-0065876

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2013 Notary Public MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randi Carlee	Same	173 09 0A 519.00CO
(NAME)	(NAME)	
9012 Rigden Mill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Robert Taylor, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Randi Carlee, unmarried**, hereinafter called the Grantee, her 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. 442 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Charles Robert Taylor by Quitclaim Deed from Lisa J. Nelson fka Lisa Taylor and husband, Luke Nelson dated June 14, 2011 of record in Instrument No. 20110614-0045333, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Lisa Taylor by Warranty Deed from Regent Homes, LLC dated July 5, 2006 of record in Instrument No. 20060705-0080184, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 9012 Rigden Mill Drive, Nashville, TN 37211

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, has 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 **21st** day of **June, 2013**

Charles Robert Taylor

STATE OF IN
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned authority, **Charles Robert Taylor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **June, 2013**

Kimi Short
Notary Public

My commission expires: 8-8-2014

NOTARY PUBLIC STATE OF INDIANA