BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20130060393 DEEDWARR
Recvd: 07/16/13 09:45 2 pgs
Fees:13.00 Taxes:924.63
20130716-0073305

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rod C. Taylor & Kristen K. Taylor	Shelter Mortgage Company	**172040A013.00**
(NAME) **1425 Timber Ridge Circle**	(NAME) 2550 Meridian Blvd. Ste. 100	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Franklin, TN 37067	
(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, **Carl A. Harris and wife, Diane E. Harris**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rod C. Taylor and Kristen K. Taylor, husband and wife**, 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. 58 on the plan of Phase One, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Book 9700, Page 773, as revised in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl A. Harris and wife, Diane E. Harris by Deed dated September 15, 2000 from NVR, Inc. T/A/ Ryan Homes, A Virginia Corporation of record in Instrument No. 20000929-0096743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 773 and Book 9700, page 857, said Register's Office; and (c) restrictive covenants of record in Book 11189, page 612, Book 11356, page 815, Book 11629, page 906, Instrument No. 20021121-0144877 and Instrument No. 20020722-0087704, said Register's Office; (d) charter of record in Book 11595, page 872, said Register's Office; (e) bylaws of record in Book 11356, page 840, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1425 Timber Ridge Circle, 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 **15th day of July, 2013.**

Carl A. Harris

Diane E. Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Carl A. Harris and wife, Diane E. Harris** whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2013.

Commission expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public