This Instrument Prepared By:
Lance Schneider
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County	DEEDWARRSP
Recvd: 07/22/13 08:05	5 pgs
Fees:28.00 Taxes:1091.50	
20130722-0075203	

New Owner(S) Address & Mail Tax Statements To:
Robert Scott Taylor
6567 Brownlee Drive
Nashville, TN 37204

Property Tax ID#: 11505 0031.00
File #: 13-071TN

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11th day of July, 2013, by and between TURLINGTON PAGE SEAY, a single woman and JENNIFER ERIN SEAY, a single woman, Grantors, and ROBERT SCOTT TAYLOR, a single man, whose address is 6567 Brownlee Drive, Nashville, TN 37204, Grantee.

Witnesseth:

That for and in consideration of the sum of $295,000.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 6567 Brownlee Drive, Nashville, TN 37204

BEING THE SAME PROPERTY CONVEYED TO TURLINGTON PAGE SEAY AND WIFE, JENNIFER ERIN SEAY BY WARRANTY DEED FROM STEPHEN FOREST VINSON, A SINGLE PERSON, OF RECORD AT INSTRUMENT NO. 20030618-0084208, DATED 6/13/03 AND RECORDED ON 6/18/03 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantors covenants with the Grantee, Grantee's successors and assigns, that Grantors is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantors have hereunto set their hands and seals on this the date first above written.

WITNESSES:

Witness

Print Name

Witness

Print Name

TURLINGTON PAGE SEAY

JENNIFER ERIN SEAY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, N/A its N/A By: TURLINGTON PAGE SEAY and JENNIFER ERIN SEAY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 11th day of July, 2013.

Notary Public Alisha Poling

My Commission Expires 8/23/16

ALISHA POLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
August 23, 2016

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 295,050.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Robert Scott Taylor

Subscribed and sworn to before me this the 11th day of July, 2013.

Notary Public Alisha Poling
My Commission Expires: 8/23/16

ALISHA POLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: August 23, 2016

Name and Address of Property Owner:
Robert Scott Taylor
6567 Brownlee Dr
Nashville, TN 37205

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Robert Scott Taylor
6567 Brownlee Dr.
Nashville, TN 37205

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LOT 145, ON THE PLAN OF WEST MEADE ESTATES, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3106, PAGE 75, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TURLINGTON PAGE SEAY AND WIFE, JENNIFER ERIN SEAY BY WARRANTY DEED FROM STEPHEN FOREST VINSON, A SINGLE PERSON, OF RECORD AT INSTRUMENT NO. 20030618-0084208, DATED 6/13/03 AND RECORDED ON 6/18/03 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD