WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066798 DEEDWARR
Recvd: 08/05/13 10:51 2 pgs
Fees:13.00 Taxes:347.80
20130805-0081514

STATE OF TENNESSEE
COUNTY OF ~~WILLIASMON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES 8/23/14

(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Properties I, LLC	Taylor Properties I, LLC	135-12-0C-011.00 CO
(NAME) PO Box 7215	(NAME) PO Box 7215	
(ADDRESS) Spreckels, CA 93962	(ADDRESS) Spreckels, CA 93962	
(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, James C. Fincher, a single man, 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:

Being Unit No. 11, on the Plan of a Horizontal Property Regime Plat, Nashboro Village, Tract 13, of record as Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

Being the same property conveyed to James C. Fincher, by deed of record in Instrument Number 20110121-006174 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Nashboro Village of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee. Restrictions, Dedications, Conditions, Reservations, Easements and other matters shown on the plat of NASHBORO VILLAGE-TRACT 13, as recorded in Instrument No. 20021230-0161681. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, page 14, Book 11703, page 581, Instrument Nos. 20000627-0063887, 20021211-0152723, 20021211-0152726 and 20010322-0027768. Charter of Nashboro Village Homeowners Association recorded in Book 4828, page 834. Easement for Anchor, recorded in Book 5563, page 5. License to use Fitness Center and Pool recorded at Instrument No. 20020507-0056329. Stormwater Detention Agreement as set forth in instrument record in Instrument Nos. 20010314-0024179 and 20010322-0027767. Deed to Homeowners Association for common area recorded at Instrument No. 20021211-0152725. Easement of record in Book 6209, page 538, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1977 Nashboro Boulevard, Nashville, TN 37217

(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 my hand this 26th day of July, 2013.

James C. Fincher

STATE OF TENNESSEE

COUNTY OF WILLIASMON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Fincher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of July, 2013.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public