Davidson County DEEDWARR **Recvd: 08/20/13 15:54 3 pgs** **Fees:18.00 Taxes:1017.50** **20130820-0087890**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00 Affiant Subscribed and sworn to before me, this 13th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 9/21/2015 (AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

WARRANTY DEED

PR13-3053

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronette Adams-Taylor	Primary Residential Mortgage	
3053 Barnes Bend Drive (ADDRESS)	1480 N. 2200 W (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	173-10A-033.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEITRA M. ROBINSON AND DAVID ROBINSON, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONETTE ADAMS-TAYLOR AND LAWRENCE TAYLOR, JR., WIFE AND HUSBAND,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 108 on the Plan of Phase One, Barnes Bend Estates, of record in Instrument No.20050802-0090369, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan J. Wilson and Taryan Y. Wilson by Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20060731-0092716, Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on July 31, 2006.

Being the same property conveyed to Keitra M. Robinson and husband, David Robinson by Deed from Ryan J. Wilson and Taryan Y. Wilson of record in Instrument No. 20110721-0055809, Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on July 21, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3053 Barnes Bend Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of August, 2013.

Keitra M. Robinson

Keitra M. Robinson

David Robinson

David Robinson

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of August, 2013, before me personally appeared Keitra M. Robinson and David Robinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of August, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/12/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067