BILL GARRETT, Davidson County
Trans:T20130076030 DEEDWARR
Recvd: 09/03/13 14:38 2 pgs
Fees:13.00 Taxes:451.40

20130903-0092677

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133385

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Emily Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2013.

NOTARY PUBLIC

My commission expires: 3/21/17

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Taylor 220 Northcrest Commons Nashville, TN, 37211	New Owner	147120A220.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MONICA L. WINTER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES R. TAYLOR**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit #220 on the plan of Northcrest Phases One & Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument #20040615-0070835, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Monica L. Winter unmarried by Warranty Deed from Saddlebrook Inc a Tennesssee Corporation, dated 4/28/2005, recorded 5/2/2005, of record in Instrument 20050502-0048645, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 220 Northcrest Commons, Nashville, TN, 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29 day of August, 2013.

Monica L. Winter

MONICA L. WINTER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Monica L. Winter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of August, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014