BILL GARRETT, Davidson County
Trans:T20130085267 DEEDWARR
Recvd: 10/02/13 14:45 2 pgs
Fees:13.00 Taxes:3411.40
20131002-0103588

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080081

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $922,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd B. Taylor and Juliet N. Zuercher 312 Terry Trace Nashville TN 37205	New Owner	Tax Parcel ID No. 129-07-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael R. Simon and wife, Amy Simon** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd B. Taylor and Juliet N. Zuercher, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, PLAN OF VAUGHNS GAP VALLEY, as shown on plat of record in Plat Book 7900, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael R. Simon and wife, Amy Simon by Deed from W.R. Terry and wife, Monica M. Terry, recorded on the 19th day of November, 1993 in Deed Book 9158, Page 502, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VAUGHNS GAP VALLEY, as recorded in Plat Book 7900, Page(s) 90 and plat of WEST MEADE FARMS, INC. recorded in Plat Book 1424, Page 47.

Covenants, Conditions and Restrictions as set forth in Reservations and Restrictive Covenants recorded in Book 9044, Page 613, including Reservations and Restrictions for West Meade Farms, Inc. recorded in Book 1427, Page 19.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6186, Page 322 and Book 6186, Page 325.

Deed of Conveyance to Metropolitan Department of Water & Sewerage Services for construction of water mains recorded in Book 8127, Page 711 and Book 8127, Page 749.

This is improved property located at 312 Terry Trace Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2013.

Michael R. Simon

Amy Simon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael R. Simon and Amy Simon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014