BILL GARRETT, Davidson County
Trans: T20130085777 DEEDWARR
Recvd: 10/03/13 15:37 2 pgs
Fees: 13.00 Taxes: 1779.70
20131003-0104175

WARRANTY DEED

OS13-0606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Lauren L. Taylor	Suntrust Mortgage, Inc. (NAME)	
606 A Hume Street (ADDRESS)	1001 Semmes Avenue (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	Part of 081-12-358.00

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 KENNER & MCLEAN DEVELOPMENT GROUP, INC.
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN L. TAYLOR, A SINGLE PERSON, 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 Unit No. A of Homes at Hume, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Hume, of record in Instrument No. 20130419-0039327, in the Register's Office for Davidson, Tennessee, said Unit being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more particular description of said property. and amended in Instrument No. 20131001-0102981

Being part of the same property conveyed to Jacquelyn Stephanie Petty by Deed from Stephen Petty, unmarried of record in Instrument No. 20050727-0087482, Register's Office for Davidson County, Tennessee, dated July 26, 2005 and recorded on July 27, 2005. (Also see Default Judgment of record in Instrument No. 20121217-0116088, said Register's Office.)

Being part of the same property conveyed to Kenner & McLean Development Group, Inc. by Deed from Jacquelyn Stephanie Petty, unmarried of record in Instrument No. 20130220-0017062, Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 20, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 57, page 9; Instrument No. 20130419-0039327; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 606 A Hume Street, Nashville, Tennessee 37208
(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 2nd day of October, 2013.

Kenner & McLean Development Gr

BY: William D. Kenner, III President

William Davis Kenner, III, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of October, 2013, before me personally appeared William Davis Kenner, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Kenner & McLean Development Group, Inc. , the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of October, 2013.

Robyn Dubray

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 I
Franklin, TN 37067
Phone: (615)599-9959