WARRANTY DEED

G-VRES-13-4124

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/1/17
(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Leimbach	Keith Leimbach	
4124 Wallace Lane (ADDRESS)	(NAME) 4124 Wallace Lane (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	11616014800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B. SUSAN TAYLOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH LEIMBACH*, 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:

*married

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 33, VAILWOOD HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 32, 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 BY QUITCLAIM DEED FROM BARBARA LOUISE TAYLOR TO BARBARA LOUISE TAYLOR AND B. SUSAN TAYLOR, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 22ND DAY OF JULY, 2009 IN INSTRUMENT NO. 20090722-0068893 AND WARRANTY DEED FROM KERN ALEXANDER, JR., MARRIED TO BARBARA LOUISE TAYLOR, UNMARRIED AS RECORDED ON THE 1ST DAY OF FEBRUARY, 2002 IN INSTRUMENT NO. 20020201-0014429, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID BARBARA LOUISE TAYLOR HAVING SINCE DIED ON APRIL 26, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 1835, PAGE 32; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1318, PAGE 332; AND DEDICATION OF EASEMENT OF RECORD IN BOOK 6869, PAGE 656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4124 Wallace Lane, Nashville, Tennessee 37215
(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 10th day of October, 2013.

B. Susan Taylor

BILL GARRETT, Davidson County
Trans:T20130088707 DEEDWARR
Recvd: 10/15/13 09:36 2 pgs
Fees:13.00 Taxes:1431.90

20131015-0107564

STATE OF Tennessee
COUNTY OF Davidson

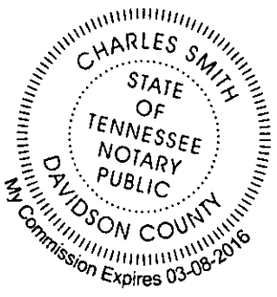
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. Susan Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903