(1)

This document prepared by:	
Name:	William Davis, Attorney, P.C.
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BILL GARRETT, Davidson County
Trans:T20130102304 DEEDWARR
Recvd: 12/05/13 13:56 3 pgs
Fees:18.00 Taxes:2238.50
20131205-0124079

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Marc D. Pezzolla and Shannon Pezzolla, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Susan Lee Taylor, an umarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, Overhill Condominiums, as established by the Master Deed of record in Instrument 200702210021173, and as shown on the plan of Lots 67 & 68 on the plan of Geo W. Blair's Revised Subdivision of Belmont Park Place, filed as Exhibit B to said Master Deed, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Marc D. Pezzolla by Deed from Grove Park Construction, LLC, a Tennessee Limited Liability Company, dated 03/07/2007 and filed for record on 03/09/2007 in Instrument 200703090029244, Register's Office for Davidson County, Tennessee.

Map & Parcel: 131030U00200CO

This property is known as: 1916 B Overhill Dr., Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 22nd day of November, 2013.

Marc D. Pezzolla -Grantor

Shannon Pezzolla -Grantor

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marc D. Pezzolla and Shannon Pezzolla, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 1/13/2014

LINDA MOSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA January 13, 2014

Grantee(s) Name. Address:	Send Tax Statement To:
Susan Lee Taylor	New owner
1916 B Overhill Dr.	(Grantee)
Nashville. TN 37215	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred. whichever is greater. is **$605,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 25th day of November. 2013.

Affiant

Casey Brewington
Type or Print Name

(Seal)

Notary Public

My commission expires:

Jim R. Vanderpool
Type or Print Name

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016