Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Notary Public
My commission expires: ~~12/03/13~~ 8/23/16

13-1309-131997

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Properties I, LLC 8809 Dolcetto Grove Brentwood TN 37027	Taylor Properties I, LLC PO Box 7215 Spreckels, CA 93962	181-14-0-A- 180.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Breanne Fryz, now Osborne, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Taylor Properties I, LLC, hereinafter called the Grantees, their successors and assigns, a 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. 88, on the Plan of The Villas at Concord Place, Phase 4, of record as shown on Exhibit A-1 to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Breanne Fryz, an unmarried woman by deed from Centex Homes, a Nevada General Partnership, dated October 10, 2008, recorded October 22, 2008, of record in Instrument No. 20081022-0105932, Register's Office for Davidson County, Tennessee.

Michael Osborne, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1818809 Dolcetto Grove, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20130105080 DEEDWARR
Recvd: 12/17/13 14:33 2 pgs
Fees:13.00 Taxes:599.40
20131217-0127489

WITNESS my hand this 30th day of September, 2013.

Breanne Fryz Osborne

Michael Osborne

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Breanne Fryz Osborne and Michael Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 30th day of September, 2013.

Tabitha King
State of Tennessee at Large

My Commission expires 12/03/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY