THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110126** BILL GARRETT, Davidson County Trans:T20140000795 DEEDWARR Recvd: 01/06/14 09:30 2 pgs Fees:13.00 Taxes:595.70 20140106-0001015	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $161,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2013. Notary Public My Commission Expires: 8/23/14 LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Taylor Properties I, LLC 8228 Rossi Rd Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181140A08900CO

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, **Ramona James King** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Properties I, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 234 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Imogene James, unmarried by Warranty Deed from Evelyn Faye Stewart, unmarried, recorded on the 13th day of February, 2007 in Instrument No. 20070213-0018457, in the Register's Office of Davidson County, Tennessee.

The said Imogene James having since died on or about July 21st, 2013, leaving a Will which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 13P-1591. The Will devised the subject property to Ramona James King.

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 Williamson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 2, attached as Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements recorded in Instrument No. 20060328-0035297.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218, supplemented at Instrument Nos. 20060328-0035297 and 20060501-0049958, amended at Instrument No. 20061228-0160255.

Dedication of common area to Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20051031-0130768, said Register's Office.

Temporary Signage Easement of record in Instrument No. 20050415-0042178, said Register's Office.
Reciprocal Easement Agreement of record in Instrument No. 20050415-0042178, said Register's Office.

Easements to the United States of America of record in Book 4424, Page 967, said Register's Office.

Tennessee Valley Authority Transmission Line Easement of record in Book 4424, Page 967, said Register's Office.

Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument No. 20051219-0151953, said Register's Office.

Subject to Tennessee Valley Authority right-of-way.

This is improved property located at 8228 Rossi Rd Brentwood TN 37027

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 17th day of December, 2013.

Ramona James King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ramona James King, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014