Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140004123 DEEDWARR
Recvd: 01/21/14 08:20 2 pgs
Fees:13.00 Taxes:451.40
20140121-0005093

02-1312-48837

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 7 day of January, 2014.

Notary Public
My commission expires:

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Properties I, LLC	New Owner	135-12-0-E-276.00
2624 Nashboro Blvd.	PO Box 7215	
Nashville TN 37217	Spreckels, CA 93962	

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, Jon Colin Roma and wife, Meryle Forrest Roma, 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. 276, on the Plan of Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 11703, Page 520; as amended in Instrument No. 20000316-0027171; amended in Instrument No. 20031118-0168332; amended in Instrument No. 20050222-0018813; and shown as an Exhibit to the amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050222-0018814, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Leutgens and Wendy Leutgens, husband and wife by deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated May 15, 2006, recorded May 17, 2006, of record in Instrument No. 20060517-0057896, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jon Colin Roma and wife, Meryle Forrest Roma by deed from James Leutgens and wife, Wendy Leutgens, dated November 28, 2012, recorded December 4, 2012, of record in Instrument No. 20121204-0111556, Register's Office for Davidson County, Tennessee.

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 2624 Nashboro Blvd., Nashville, TN 37217

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.

WITNESS my hand this 6th day of January, 2014.

Jon Colin Roma

Meryle Forrest Roma

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jon Colin Roma and Meryle Forrest Roma, 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 Brentwood, TN, this 6th day of January, 2014.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON