STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2014.

Notary Public
MY COMMISSION EXPIRES: SEP 2 0 2016
File No. G14-8331D

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140015999 DEEDWARR
Recvd: 03/10/14 09:41 2 pgs
Fees:13.00 Taxes:266.40
20140310-0019724

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor Properties I, LLC (NAME)	NEW OWNER (NAME)	34-5-A-14 CO
414 Thomas Jefferson Circle (STREET ADDRESS)	P.O. Box 7215 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Spreckels, CA 93962 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Chasity D. Suttle Bagsby, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Properties I, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 14 on the plan of MONTICELLO MANOR, as shown by plat of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of that portion of lands and building structure constituting the basement area underneath Unit 14 on the plan of Monticello Manor of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said basement description was inadvertently omitted from prior deeds of record in Book 8334, page 891, Book 8348, page 767, Book 8564, page 271, and Instrument No. 20041101-0130902, Register's Office for Davidson County, Tennessee, but is to be included in this conveyance.

BEING the same property conveyed to Chasity D. Suttle, unmarried from Lora J. Forrester, unmarried, by Deed dated October 28, 2004, as Instrument No. 20041101-0130902, in the Register's Office for Davidson County, Tennessee.

Chasity D. Suttle having since married and is now known as Chasity D. Suttle Bagsby.
Eugene B. Bagsby, IV joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6643, page 966, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 6643, page 950, Book 11259, page 994, and Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 6717, page 362, Register's Office for Davidson County, Tennessee.

6. Easement Deed by Court Order to Sprint Communications Co. as recorded in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 414 Thomas Jefferson Circle, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 24th day of February, 2014.

Chasity D. Suttle Bagsby — February 24, 2014
Chasity D. Suttle Bagsby — Date

Eugene B. Bagsby IV — February 24, 2014
Eugene B. Bagsby, IV — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Chasity D. Suttle Bagsby and Eugene B. Bagsby, IV, the bargainor(s), 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 24th day of February, 2014.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066