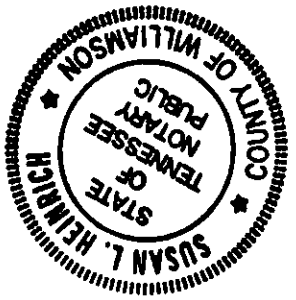
# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140018084 DEEDWARR
Recvd: 03/18/14 11:36 2 pgs
Fees: 13.00 Taxes: 348.54
20140318-0022295




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Taylor Properties I, LLC | P. O. Box 7215 | 135-12-0C-009.00-CO |
| (NAME) | (NAME) | |
| 1981 Nashboro Blvd | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Spreckels, CA 93962 | |
| (CITY) (STATE) (ZIP) | (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 hereby acknowledged, I/WE, **Lauren N. Stein, n/k/a Lauren Angulo, and husband, Carlos C. Angulo, Jr., and James K Stein, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, Being Unit No. 9 on the Plan of a Horizontal Property Regime Plat Nashboro Village-Tract 13, of record in Instrument No, 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO JAMES K. STEIN A MARRIED MAN AND LAUREN N. STEIN, UNMARRIED WOMAN BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 07/12/2010 AND RECORDED ON 08/19/2010 IN INSTRUMENT NUMBER 20100819-0065552, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $94,900.00.

Carlos C. Angulo, Jr., husband of Lauren Angulo, joins in the execution of this instrument for the purpose of transferring and conveying all, right, title and interest, which he may have in said property by virtue of my marriage or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved X property, known as 1981 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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. 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 our hands this 28th day of **February, 2014.**

Lauren N. Stein, n/k/a Lauren Angulo

Carlos C. Angulo, Jr.

James K Stein by Lauren N. Stein n/k/a Lauren Angulo as Attorney in Fact

Lauren Angulo as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Lauren N. Stein, n/k/a Lauren Angulo** and Carlos C. Angulo, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2014.

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2014

STATE OF TENNESSEE )
COUNTY OF Williamson )

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Lauren N. Stein n/k/a Lauren Angulo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James K. Stein, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of James K. Stein, (the principal), for the purposes therein contained.

Witness my hand and seal of office, at office, this 28thday of February, 2014.

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 8/29/2014

NOTARY PUBLIC

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