BILL GARRETT, Davidson County
Trans:T20140038394 DEEDWARR
Recvd: 06/02/14 14:23 2 pgs
Fees:13.00 Taxes:397.75
20140602-0047375

RRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2014

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Properties I, LLC	CASH NEW OWNER	163 04 - 0A- 108.00
(NAME)	(NAME)	
3001 Hamilton Church Rd #108	PO Box 7215	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Joseph P. Cush**, 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:

Land in Davidson County, Tennessee, being Unit No. 108, as established by Declaration and Covenants, Conditions and Restrictions for Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076; Instrument No. 20050310-0026734 and Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Brent S. Blackwelder and Michelle B. Blackwelder, husband and wife by Warranty Deed from R. J. York Homes, LLC dated November 15, 2005, of record in Instrument No. 20051116-0138428, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Joseph P. Cush, an unmarried man by Warranty Deed from Brent S. Blackwelder and Michelle B. Blackwelder, husband and wife dated July 16, 2012, of record in Instrument No. 20120718-0063052, Register's Office for Davidson County, Tennessee.

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 ☐ property, known as 3001 Hamilton Church Rd #108, Antioch, TN 37013

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 **23rd** day of **May, 2014**

Joseph P Cush

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Joseph P Cush**, 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 **23rd** day of **May, 2014**

Notary Public

My commission expires: 8/24/2014

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