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

BILL GARRETT, Davidson County
Trans:T20140039148 DEEDWARR
Recvd: 06/04/14 10:12 2 pgs
Fees:13.00 Taxes:314.50
20140604-0048279

02-1404-48983

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2014.

Notary Public
My commission expires:
SEP 2 0 2016

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Properties I, LLC	NEW OWNER	108-08-0-B-014.00
1113 Quail Court West	P.O Box 745	
Nashville TN 37214	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, Karen S. Teal, unmarried, 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 14, Lot 13, on the Plan of Section 2, Quail Valley, Condominium Site Plan, as established by the Master Deed of record in Book 5884, Page 534, and as shown on the plan of record in Book 5200, Page 395, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen S. Teal, unmarried by deed from Lisa C. Warren, unmarried, dated November 23, 2005, recorded December 5, 2005, of record in Instrument No. 20051205-0145663, 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 1113 Quail Court West, Nashville, TN 37214

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 15th day of May, 2014.

Karen S. Teal

Karen S. Teal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen S. Teal, 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 15th day of May, 2014.

State of Tennessee at Large

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

My Commission expires
12/27/17

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