BILL GARRETT, Davidson County
Trans: T20140039212 DEEDWARR
Recvd: 06/04/14 12:22 2 pgs
Fees: 13.00 Taxes: 814.00

20140604-0048373

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

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2014.

Notary Public
My commission expires: April 12, 2015

02-1405-49008

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor McCaig	First Liberty Financial Group,	181-10-0-A-086.00-CO
312 Scarlet Oak Ct.	9520 Ormsby Station Rd, Ste 20	
Brentwood TN 37027	Louisville, KY 40223	

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, Kathryn V. Greene Rogers, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Taylor McCaig and Elizabeth McCaig, 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 Lot No. 247, on the First Revision Final Plan of Phase Two, Autumn Oaks Subdivision, of record in Book 11700, Pages 64 and 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn V. Green, an unmarried woman by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated June 30, 2003, recorded July 1, 2003, of record in Instrument No. 20030701-0090882, Register's Office for Davidson County, Tennessee.

Kathryn V. Green, Kathryn V. Greene and Kathryn V. Greene Rogers are one and the same.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 312 Scarlet Oak Ct., Brentwood, TN 37027

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 30th day of May, 2014.

Kathryn V. Greene Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn V. Greene Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of May, 2014.

State of Tennessee at Large

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

My Commission expires

12/21/17