WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00
BILL GARRETT, Davidson County Trans:T20140039989 DEEDWARR Recvd: 06/06/14 10:59 2 pgs Fees:13.00 Taxes:703.00 20140606-0049403	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2014. Notary Public MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tab S. Taylor	F & M Bank	052-14-0A-021.00
(NAME)	(NAME)	
2521 Pennington Bend Rd., 203	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sabrina B. Green n/k/a Sabrina B. Crayton, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tab S. Taylor, unmarried man, 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. 21, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No.20040811-0097169.

Being the same property conveyed to SABRINA B. GREEN, by deed from KEVIN D. LONG AND WIFE, ANDREA W. LONG, of record in Instrument No. 20080728-0077089, dated July 15, 2008, said Register's Office.

James Crayton joins in the execution of this Warranty Deed to convey any and all marital interest he may have in and to the said property.

unimproved ☐

This is improved ☑ property, known as 2521 Pennington Bend Rd., 203, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 5th day of June, 2014.

Sabrina B Green Crayton

James Crayton

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sabrina B Green Crayton and James Crayton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY