BILL GARRETT, Davidson County
Trans: T20140041232 DEEDWARR
Recvd: 06/11/14 14:28 2 pgs
Fees: 13.00 Taxes: 564.25
20140611-0050936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 152,500.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2014.

Notary Public

My commission expires SEP 2 0 2015

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL B. TAYLOR	**FIRST COMMUNITY MORTGAGE, INC.**	**172080A08000CO**
1432 HUNTERS BRANCH RD	**275 ROBERT ROSE DRIVE**	
ANTIOCH, TN 37013	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

SHELLI R. ISIMINGER, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL B. TAYLOR, A SINGLE PERSON AND ASHLEY N LITCHFORD, A SINGLE PERSON

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 Lot No 80 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot no. 60. fronts 60.00 feet on the westerly margin of Hunters Branch Road and extends back 115.90 feet on the southerly line and 97.35 feet on the northerly line to a diagonal line in the rear measuring 78.14 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO SHELLI R. ISIMINGER, AN UNMARRIED PERSON, BY WARRANTY DEED FROM VANESSA B. JENKINS, MARRIED AND RECORDED ON 08/02/2006 IN INSTRUMENT NUMBER 20060802-0094025, DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $138,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1432 HUNTERS BRANCH RD, 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, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of June, 2014.

SHELLI R. ISIMINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHELLI R. ISIMINGER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015