# WARRANTY DEED

ED TIGNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Rene Tegi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/21/14

Ed Tignor
Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathan Taylor | N. TAYLOR | 149030B02800 CO |
| (NAME) | (NAME) | |
| 2312 Broadview Drive | 2312 BROADVIEW DR | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | NASHVILLE TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20140672 |

For and 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, **we, Linda H. Vaughn and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Taylor and Terese Taylor, husband and wife as joint tenants**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 28 on the plan of Phase One, Kendall Park of record in Instrument 200007280074429, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Angela Foster and Charles E. Foster by Warranty Deed from Continental Development and Construction, Inc., dated June 25, 2002, and filed of record in Instrument 20020628-0078049, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 20120801-0067785, Rubin Lublin, TN, PLLC was appointed as Substitute Trustee.

BEING all of the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated January 7, 2014 and filed of record in Instrument 20140130-0008336, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 200009110089513, as amended in Instrument 20010907-0097391, and as corrected in Instrument 20030930-0143868, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 2312 Broadview Drive, Nashville, TN 37217

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140041253 DEEDWARR
Recvd: 06/11/14 14:46 2 pgs
Fees:13.00 Taxes:554.63

20140611-0050980

Witness our hands this.

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Return to:

Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138