(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140042328 DEEDWARR
Recvd: 06/16/14 11:16 2 pgs
Fees:13.00 Taxes:1002.70
20140616-0052198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Taylor	Mary K. Taylor	160-16-B 103.00 CO
(NAME)	(NAME)	
612 Palisades Court	612 Palisades Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **William R. Taylor and Erica L. Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary K. Taylor**, unmarried, 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 NUMBER 127 ON THE PLAN OF REVISION ONE, SECTION ONE, BRENTWOOD CHASE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGES 936-941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BEHDAD AHMADI BY SPECIAL WARRANTY DEED FROM WILSON CONCORD, L.P., DATED NOVEMBER 17, 2003, OF RECORD IN INSTRUMENT NO. 20031118-0168304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. TAYLOR AND ERICA L. TAYLOR BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBIN TN, PLLC, SUBSTITUTE TRUSTEE, DATED MAY 9, 2014, OF RECORD IN INSTRUMENT NO. 20140529-0045965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, pages 936-941; Restrictions of record in Book 11388, page 55, revoked by Instrument No. 20000531-0053797; Instrument No. 20000531-0053798; Instrument No. 20000831-0086366 and Instrument No. 20030728-0105194; Articles of Incorporation/ Charter of record in Instrument No. 20000524-0051842; Easement for drainage of record in Book 7902, page 389; Easement for water mains of record in Book 8371, page 320; Easement of record in Book 8371, page 389; Stormwater Detention Agreement of record in Book 11115, page 281 and Book 11115, page 286; and Deed to Homeowners Association for common areas of record in Instrument No. 20010208-0012529, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 612 Palisades Court, Brentwood, TN 37027

(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.

Witness our hands this 13th day of June, 2014.

William R. Taylor

Erica L. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William R. Taylor and Erica L. Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of June, 2014.

Notary Public

My Commission Expires:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017