WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-3-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kelly H. Taylor	Farmington Mortgage, a Division of CapStar Bank	Map
806 Hammersmith Drive	2002 Richard Jones Rd., Ste 300A	Group
Smyrna, TN 37167	Nashville, TN 37215	Parcel

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 acknowledged, we

Herb H. Gassie and wife, Laura Lee Gassie f/k/a Laura Lee Colbert

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kelly H. Taylor and husband, Warren M. Taylor

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:

BEING Lot No. 57, on the Plan of Resubdivision Lot 57, Phase One, Revised of Heritage Meadows, of record in Plat Book 9700, Page 459, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Herb H. Gassie and Laura Lee Colbert, both unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Herb H. Gassie, dated December 15, 1997, of record in Book 10722, Page 985, Register's Office for said County. See also deed of record in Book 10594, Page 19, said Register's Office. The said Laura Lee Colbert is now known as Laura Lee Gassie.

This conveyance is subject to Restrictions and By-Laws of record in Book 10337, Page 102, Instrument 20020624-0075432 and Book 10337, Page 123, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 459, said Register's Office; (3) Easement to BellSouth Telecommunications of record in Book 10613, Page 652, said Register's Office.

Laura Lee Colbert and Laura Lee Gassie being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1400 Stoner Ridge, Hermitage, TN 37076

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 19th day of June, 2014.

Herb H. Gassie

Laura Lee Gassie

BILL GARRETT, Davidson County
Trans:T20140043846 DEEDWARR
Recvd: 06/20/14 10:43 2 pgs
Fees:13.00 Taxes:1261.70

20140620-0054027

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herb H. Gassie and Laura Lee Gassie, 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 and official seal at Nashville, Tennessee, this 19th day of June, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.