STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00.

Heather Hoggard
Affiant

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2014.

Mary Joe Hartz
Notary Public
MY COMMISSION EXPIRES: 5-3-16
File No. G14-9297D

BILL GARRETT, Davidson County
Trans:T20140049429 DEEDWARR
Recvd: 07/10/14 15:43 2 pgs
Fees:13.00 Taxes:752.95
20140710-0060975

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathy C. Taylor and Timothy A. Taylor, wife and husband (NAME)	(NAME)	34-7-A-162 CO
2030 Spring Branch Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William B. Brimm**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathy C. Taylor and Timothy A. Taylor, wife and husband,** 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. 16 on the plan of HARBOR VILLAGE, PHASE III, as shown by plat of record in Instrument No. 20050331-0034862 and Instrument No. 20050406-0038091 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William B. Brimm and wife, Mary Sue Brimm from Westview Homes, LLC, by Deed dated May 30, 2007, as Instrument No. 20070607-0068186, in the Register's Office for Davidson County, Tennessee. The said Mary Sue Brimm having since died June 28, 2013 leaving the subject property vested in William B. Brimm as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318 and Instrument No. 20070205-0014894, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050331-0034862 and Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6635, page 254, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement as recorded in Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of William B. Brimm is signed by his duly appointed Attorney-in-fact William Bryant Brimm, Jr., pursuant to the Power of Attorney recorded in 20140618-0053165, said Register's Office.
William B. Brimm and William B. Brimm, Sr. is one and the same person
This is improved property, known as 2030 Spring Branch Drive, Madison, TN 37115.

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. Whenever 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 23rd day of June, 2014.

WILLIAM B. BRIMM

By: William Bryant Brimm, Jr., Attorney-in-Fact

June 23, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William Bryant Brimm, Jr., Attorney-in-Fact for William B. Brimm, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of June, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066