BILL GARRETT, Davidson County
Trans:T20140053488 DEEDWARR
Recvd: 07/24/14 09:53 2 pgs
Fees:13.00 Taxes:395.90
20140724-0065730

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-6011D

Mail
Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF June, 2014.

Notary Public

Commission Expiration: 3/21/18

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires March 21, 2018

ADDRESS OF NEW OWNER:
Shawanda Taylor
546 Bradburn Village Circle
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP-PARCEL:
164060B075006

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nashville Property Solutions, LLC

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawanda Taylor, unmarried

HEREINAFTER CALLED THE GRANTEES, HIS 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 Unit 118, The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions, record in Instrument No. 10070817- 0098536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher White from Beezer Home Corp. by deed dated 03/31/2009 filed for record on 04/03/2009 in Instrument No. 20090403-0030103 in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Nashville Property Solutions, LLC from Christopher White by deed dated 07/10/2013 filed for record on 07/11/2013 in Instrument No. 20130711-0071952 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 546 Bradburn Village Circle, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 30 day of June, 2014.

Nashville Property Solutions, LLC

By: Darren DeMartino, Member

Nashville Property Solutions, LLC

By: Scott Faubion, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Scott Faubion**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of **Nashville Property Solutions, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at office this 30 day of June, 2014.

D. Gwyn
Notary Public

Commission Expiration: 4/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Darren DeMartino**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of **Nashville Property Solutions, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at office this 30 day of June, 2014.

D. Gwyn
Notary Public

Commission Expiration: 4/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal present.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County Register of Deeds