BILL GARRETT, Davidson County
Trans:T20140061682 DEEDWARR
Recvd: 08/20/14 14:20 2 pgs
Fees:13.00 Taxes:1665.00
20140820-0075953

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee)
County of Davidson)

G#26254-2

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to ~~before~~ me, this the 15th day of August, 2014.

Notary Public

My commission expires: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
N. C. Harden and J. D. Harden	SHBC MORTGAGE CORP.	**145150A01600CO**
5330 Otter Creek Court	9311 SAN PEDRO AVE, SUITE 100	
Brentwood, TN 37027	SAN ANTONIO, TX 78216	

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

Billy Lewis Taylor and wife, Nelda Rose Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

N. C. Harden and J. D. Harden, husband and wife

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 Unit No. 17-B as specified on the Plat shown in the Master Deed, on the Plan of Stratford Place Residential Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing a Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, and amended in Book 7140, Page 592, re-recorded in Book 7234, Page 801, and further amended in Book 7353, Page 472, in Book 7426, Page 234, in Book 7756, Page 116, in Instrument No. 20040402-0037662, and in Instrument No. 20130425-0041343, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Stratford Place Residential Condominiums, for placement of Units, as set out on Exhibit "A" to the Fourth Amendment to the Master Deed of record in Book 7756, Page 116, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Billy Lewis Taylor and wife, Nelda Rose Taylor, by Warranty Deed dated February 29, 2000, from E. Thomas Gray and wife, Jennifer Harrah Gray, of record in Instrument No. 200003010019968, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "A" to the Fourth Amendment to the Master Deed, of record in Book 7756, Page 116, said Register's Office;

2) All matters shown on the Plan of record in Book 6250, Page 560, Register's Office for Davidson County, Tennessee;

3) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; appended to the Master Deed, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Stratford Place Residential Condominiums of record aforementioned, said Register's Office;

4) Agreement to maintain a private access drive of record in Book 6430, Page 601, Register's Office for Davidson County, Tennessee;

5) Deed of Conveyance for Sanitary Sewer, of record in Book 8128, Page 23, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

THIS instrument is being executed on behalf of Billy Lewis Taylor and wife, Nelda Rose Taylor, pursuant to a Power of Attorney executed by them on the 14th day of August, 2014, of record in Instrument No. 20140820-0075952 **, Register's Office for Davidson County, Tennessee.**

This is improved property, known as: **5330 Otter Creek Court, Brentwood, TN 37027**.

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 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 my/our hand(s) this **15th** day of **August, 2014.**

Billy Lewis Taylor by
Houston Howell, attorney-in-fact

Billy Lewis Taylor By Houston Howell, Attorney-In-Fact

Nelda Rose Taylor by
Houston Howell, attorney-in-fact

Nelda Rose Taylor By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **BILLY LEWIS TAYLOR AND WIFE, NELDA ROSE TAYLOR,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **BILLY LEWIS TAYLOR AND WIFE, NELDA ROSE TAYLOR,** for the purpose therein contained, by signing the name of **BILLY LEWIS TAYLOR AND WIFE, NELDA ROSE TAYLOR,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2014.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 5, 2015