THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-2288

ADDRESS NEW OWNER:
Judith Ridley
734 Blue Brick Pl
Hermitage, TN 37076

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20140076167 DEEDWARR
Recvd: 10/08/14 13:46 3 pgs
Fees:18.00 Taxes:503.57
20141008-0093412

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 064-12-0-A
PARCEL 734.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harvey C. Taylor, widow, Carl S. Taylor, married Holly A. Taylor, married, Tony R. Taylor, married, and Laura Katherine Taylor, unmarried, as sole Heirs-at-Law of Katherine Taylor,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Judith Jean Ridley, an unmarried woman,** 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:

Located in Davidson County, Tennessee, being Unit No. 734, on the plan of Fox Run, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, as shown on plat of record in Plat Book 6250, Page 118, Register's Office for Davidson County, and further established by Master Deed of record in Book 5535, Page 713; as amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817, and Book 8510, Page 95, said Register's Office, reference to which are hereby made for a more complete description.

Being the same property conveyed to Katherine Taylor, widow, by Warranty Deed from Fox Run Company, Inc., a Tennessee Corporation, dated October 17, 1985, filed for record in Book 6691, page 538, Register's Office for Davidson County, Tennessee. Katherine Taylor has since deceased on September 25, 2014.

The grantors are her sole Heirs-at-Law as evidenced by in Affidavit of Heirship, dated September 29, 2014 and filed of record in Book* _____, Page_____, Register's Office for Davidson County, Tennessee.

*Instrument # 20141008-0093410

This property is not the principal residence of said grantors, nor is it the principal residence of any spouse of said grantors.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Master Deed of record in Book 5535, Page 713, corrected in Book 5895, page 516, and Book 5936, page 301, amended in Book 6370, page 817, and Book 8510, page 95; By-Laws of record in Book 4956, page 590, Book 5174, page 609, Book 5548, page 852, Book 5564, Page 582, Book 5896, page 1, Book 8510, page 100 and Instrument Number 20120620-0053936; easements, covenants conditions and

all matters and notes as shown on the plan of record in Plat Book 6250, Page 118, Register's Office, Davidson, County, Tennessee.

This is improved property known as 734 Blue Brick Pl 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 3rd day of October, 2014.

Harvey C. Taylor

Carl S. Taylor
By: Holly A. Taylor, Attorney-in-Fact

Holly A. Taylor

Tony R. Taylor

Laura Katherine Taylor

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harvey C. Taylor, Holly A. Taylor, Tony R. Taylor, and Laura Katherine Taylor, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly A. Taylor, as Attorney-in-Fact for Carl S. Taylor, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of October, 2014.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $136,100.00.

Kim Hicks
AFFIANT

Subscribed and sworn to before me this 3rd day of October, 2014.

Tonja Barron
NOTARY PUBLIC

My Commission Expires: 10/30/16

TONJA BARRON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILLIAMSON COUNTY