WARRANTY DEED

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

B-WR-14-7277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Taylor Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor Lee	**Branch Banking & Trust Company**	
(NAME) **7277 Charlotte Pike, Unit 107**	(NAME) **301 College Street**	**114-8-C-27.00 CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Greenville, SC 29601**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROLANDAS L. HILL, UNMARRIED AND CRAIG T. WALKER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TAYLOR LEE, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 27, WEST PARK, PHASE 1, as shown on plat of record in Instrument No. 20040624-0075135 and shown on Exhibit A of Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20040304-0024541, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rolandas L. Hill and Craig T. Walker, Joint Tenants by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 2nd day of December, 2009 in Instrument No. 20091202-0110168, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- Al matters shown on plat of record in Instrument No. 20040624-0075135 and Boundary Plat of record in Instrument No. 20040624-0075136;
- Declaration of Covenants, Conditions and RestrictionsDeed of record in Instrument No. 20040304-0024541, as amended in Instrument Nos. 20041221-0151636, 20050222-0018812, and 20060202-0013378;
- Stormwater Detention Agreement of record in Instrument No. 20030530-0073233;
- Easement for Overhang for Electric Power Lines, recorded in Book 6301, Page 684; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike, Unit 107, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

This instrument is executed on behalf of Craig T. Walker, by Norma Willis pursuant to a Power of Attorney executed by Craig T. Walker on November 7, 2014 , of record in Instrument No. 20141126-0108911 , Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Rolandas L. Hill, by Norma Willis pursuant to a Power of Attorney executed by Rolandas L. Hill on November 7, 2014 , of record in Instrument No. 20141126-0108912 , Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141497

BILL GARRETT, Davidson County
Trans: T20140089013 DEEDWARR
Recvd: 11/26/14 08:15 2 pgs
Fees: 13.00 Taxes: 573.50
20141126-0108913

Witness my/our hand(s) this the 21st DAY OF NOVEMBER, 2014.

Rolandas L. Hill by Norma Willis, Attorney-In-Fact
Rolandas L. Hill by Norma Willis, Attorney-In-Fact

Craig T. Walker by Norma Willis, Attorney-In-Fact
Craig T. Walker by Norma Willis, 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, NORMA WILLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROLANDAS L. HILL AND CRAIG T. WALKER, and who acknowledged she executed the same as the free act and deed of the said ROLANDAS L. HILL AND CRAIG T. WALKER.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212