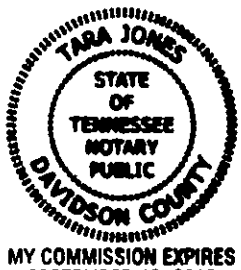
WARRANTY DEED

Prepared by:
Record and Return to:
Sidwell & Rosenthal Title, Inc.
Estate Circle, Suite 150
[illegible] TN 37027



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Niketa Washington	Niketa Washington	063160C05900CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
5200 Southfork Boulevard	5200 Southfork Boulevard	Trans:T20150002029 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/09/15 08:29 2 pgs
Old Hickory, TN 37138	Old Hickory, TN 37138	Fees:13.00 Taxes:562.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150109-0002370

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Timothy K. Taylor, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Niketa Washington, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 59, on the plan of Phase One - Section Two, Hermitage Springs Estates, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200012060120233, as amended of record in Instrument 200201300013464, as amended of record in Instrument 200310060147712, as supplemented of record in Instrument 200310310160338, as amended of record in Instrument 200402260022056, as amended of record in Instrument 200607030078830, as amended of record in Instrument 200608150100265, in the Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Timothy K. Taylor, an unmarried man by Warranty Deed dated 05/04/2007 from R. J. York Homes, LLC of record in Instrument 200705210060239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Instrument 200107030070299; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200012060120233, as amended of record in Instrument 200201300013464, as amended of record in Instrument 200310060147712, as supplemented of record in Instrument 200310310160338, as amended of record in Instrument 200402260022056, as amended of record in Instrument 200607030078830, as amended of record in Instrument 200608150100265; (3) By-Laws of record in Instrument 200107120074536, as amended of record in Instrument 200308080113486; (4) Stormwater Detention Agreement Easement of record in Instrument 200411100135663; (5) Charter of record in Instrument 200107160075385; (6) Attorney's Certificate of record in Instrument 200107170075891; (7) Charter of record in Instrument 200201280011789, said Register's Office; (8) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5200 Southfork Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 7th day of January, 2015.

Timothy K. Taylor

State of Tennessee
County of Wilson

Personally appeared before me Timothy K. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of January, 2015.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY