PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150012022 DEEDWARR
Recvd: 02/18/15 14:36 2 pgs
Fees:13.00 Taxes:1021.20
20150218-0014136

W & I Ref: (DM) Title No.: 57225
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Realmac Properties, LLC 5134 Remington Drive Brentwood, TN 37027	SAME

TAX MAP PARCEL NUMBERS: 104060N31000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$276,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan Taylor and Roxane Taylor, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Realmac Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County Tennessee, being Unit No. 310 of Rose Hall Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page .379, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium .

Being the same property conveyed to Alan Taylor and Roxane Taylor, married by Warranty Deed from Casey S. Smith and wife, Carolyn R. Smith, dated June 27, 2008 and recorded on July 1, 2008 of record in Instrument No. 20080701-0067950, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 379, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7307, page 760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 310 Rose Hall, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of February, 2015.

Alan Taylor

Roxane Taylor

State of Tennessee

County of Davidson

On this 13th day of February, 2015, before me the undersigned authority, personally appeared Alan Taylor and Roxane Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $276,000.00.

Affiant

Sworn and subscribed before me this 13th day of February, 2015.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: