THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15012882

BILL GARRETT, Davidson County
Trans:T20150015213 DEEDWARR
Recvd: 03/02/15 14:57 2 pgs
Fees:13.00 Taxes:1332.00
20150302-0018012

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2015.

Notary Public
My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Mesner and Xiaofei Zhuang Mesner 417 Waterton Ct Brentwood TN 37027	New Owner	Tax Parcel ID No. 172-13-0A-119.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Thomas Taylor III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Mesner and Xiaofei Zhuang Mesner, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 79, SECTION 2, WILLIAMS GROVE, as shown on plat of record in Plat Book 9700, Pages 902-906, 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 John Thomas Taylor, III by Warranty Deed from James B. Bruhn, II, recorded on the 6th day of September, 2012 in Instrument No. 20120906-0080420, in the Register's Office of Davidson County, Tennessee.

Cheryl Taylor joins in this instrument for the purpose of conveying any and all interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLIAMS GROVE, as recorded in Plat Book 9700, Page(s) 902 thru 906 and Boundary Plat recorded in Plat Book 9700, Page 520.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 10741, Page 678, amended in Book 11167, Page 755, Book 11643, Page 316 and Instrument No. 20010514-0049490.

Charter of Williams Grove Homeowners Association, Inc. recorded in Book 10741, Page 671 and Instrument No. 20010618-0064214.
Conveyance of Common Areas recorded at Instrument No. 20010514-0049489.

This is improved property located at 417 Waterton Ct Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2015.

John Thomas Taylor III Cheryl Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Thomas Taylor III and Cheryl Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018