RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155433

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020388 DEEDWARR
Recvd: 03/20/15 09:35 2 pgs
Fees:13.00 Taxes:493.03
20150320-0024032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,250.00.

Charles A. Taliaferro
AFFIANT

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015.

NOTARY PUBLIC

My commission expires: 10/3/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Anthony Taliaferro 708 Fox Ridge Drive Brentwood, TN 37027	Same address as new owner	160-14-0-C-008.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand Two Hundred Fifty and 00/100 Dollars ($133,250.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALICE TAYLOR BAKER, UNMARRIED** called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES ANTHONY TALIAFERRO, UNMARRIED** r called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 708 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plan Book 5200, Pages 376 and 377, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Alice Taylor Baker, an unmarried woman, by Warranty Deed from Judy D. McLeish f/k/a Judy Darlene Johnson, and husband, Anthony McLeish, dated February 23, 1994 and recorded March 1, 1994, of record in Book 9263, Page 597, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 708 Fox Ridge Drive, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of February, 2015.

Alice Taylor Baker

ALICE TAYLOR BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alice Taylor Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of February, 2015.



Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/3/16