BILL GARRETT, Davidson County
Trans:T20150043565 DEEDWARR
Recvd: 06/03/15 13:47 2 pgs
Fees:13.00 Taxes:647.50
20150603-0051871

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155859

WARRANTY DEED

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Erica Allyn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Elizabeth Maison
NOTARY PUBLIC

My commission expires: 2-11-16

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
Katie Zganjar 708 Fox Ridge Drive Brentwood, TN, 37027	NEW OWNER	160-14-0-C-008.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), 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, **CHARLES ANTHONY TALIAFERRO, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATIE ZGANJAR, A SINGLE WOMAN**, hereinafter called the Grantee(s), her 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.

BEING the same property further conveyed to Charles Anthony Taliaferro, unmarried, by Warranty Deed from Alice Taylor Baker, unmarried, dated 2/20/2015, recorded 3/20/2015, of record in Instrument No. 20150320-0024032, in the Register's Office for 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), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of May, 2015.

Charles Anthony Taliaferro by David Webber, attorney in fact

CHARLES ANTHONY TALIAFERRO BY DAVID WEBBER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2015, before me, appeared David Webber, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Charles Anthony Taliaferro, and that said instrument was signed in behalf of the said Charles Anthony Taliaferro by himself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

M. Menke
Notary Public

My commission expires: 5-8-2018

