WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055112 DEEDWARR
Recvd: 07/08/15 12:24 2 pgs
Fees:13.00 Taxes:333.00
20150708-0066211

R-VRES-15-2605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amoretta L. Taylor	**American Bank of Huntsville**	
(NAME)	(NAME)	
2605 Bethwood Dr.	**3301 Memorial Parkway SW**	**061-13-0-010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Huntsville, AL 35801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEPHANIE D. CHILDRESS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMORETTA L. TAYLOR, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Subdivision Recorded Plat of Section 2, Shepardwood Subdivision of record in Plat Book 4460, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie D. Childress by Warranty deed from Venture Properties of record in Instrument No. 20040923-0115090 Register's Office for Davidson County, Tennessee, dated September 20, 2004 and recorded on September 23, 2004.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 4460, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4572, Page 960, Book 7910, Page 855 and Book 9471, Page 372, in the Register's Office for Davidson County, Tennessee.
- Exceptions to Easement of record in Book 7032, Page 85, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Bethwood Dr., Nashville, Tennessee 37207**.

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), their heirs and 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), their heirs and 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/our hand(s) this the 6th DAY OF JULY, 2015.

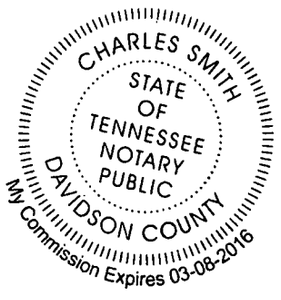
Stephanie D. Childress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE D. CHILDRESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212