AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150061251 DEEDWARR
Recvd: 07/27/15 11:05 2 pgs
Fees:13.00 Taxes:1757.50
20150727-0073496

ADDRESS NEW OWNER:
Demaree Angelocci &
8153 Middlewick Lane
Nolensville, TN 37135

SEND TAX BILL TO:
~~New Owner~~
Pinnacle Bank
150 3rd Ave South Ste 900
Nashville, TN 37201

MAP/PARCEL 186-04-0A-130.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bertrand L. Taylor and wife, Janet H. Taylor,** has this day bargained and sold, and does hereby transfer and convey unto **Demaree Angelocci, a married woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Final Plat Burkitt Place Phase 2B, Cluster Lot Subdivision of record in Plat at Instrument No. 20070222-0021966, 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 Bertrand L. Taylor and Janet H. Taylor by Warranty deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20071101-0128812 Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on November 01, 2007.

This is improved property known as: **8153 Middlewick Lane, Nolensville, Tennessee 37135**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20070222-0021966, and

restrictions in Instrument Number 20060306-0025388, amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of July, 2015.

Bertrand L. Taylor

Janet H. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bertrand L. Taylor and Janet H. Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of July, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-06-16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 10-06-16

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 158610