WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Christen M. Francis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-BM-15-812

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)
Joseph C. Francis	**Mortgage Investors Group**	
(NAME)	(NAME)	
812 Aimes Court	**8320 East Walker Springs Lane**	**126-15-0A-166.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Knoxville, TN 37923**	
(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 **JOSEPH KIRK TAYLOR AND MARY BETH TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH C. FRANCIS AND CHRISTEN M. FRANCIS, HUSBAND AND WIFE,** 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. 138 on the Plan of Section Three, Boone Trace at Biltmore of record in Plat Book 9700, Page 759, 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 Joseph Kirk Taylor and Mary Beth Taylor, husband and wife by Warranty deed from Charles Thomas and Wife, Kristin Thomas of record in Instrument No. 20060103-0000563 Register's Office for Davidson County, Tennessee, dated December 28, 2005 and recorded on January 03, 2006.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 758 and 759, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657; Book 9342, page 312, as re-recorded in Book 9735, page 931; 657; Book 9342, page 312, as re-recorded in Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; Book 11455, page 443; Instrument No. 20001211-0121618; Instrument No. 20011119-0126832 and Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.
- Charter of Boone Trace Homeowner's Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Boone Trace Homeowner's Association of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
- Easements as contained of record in Book 8992, Page 62, and Book 9665, page 420, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Southern Telephone and Telegraph, Co. of record in Book 756, Page 142, 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: **812 Aimes Court , Nashville, Tennessee 37221**.

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.

BILL GARRETT, Davidson County
Trans:T20150062078 DEEDWARR
Recvd: 07/29/15 08:44 2 pgs
Fees:13.00 Taxes:954.60
20150729-0074431

Witness my/our hand(s) this the 24th DAY OF JULY, 2015.

Joseph Kirk Taylor

Mary Beth Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH KIRK TAYLOR, 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 24th of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BETH TAYLOR, 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 24th of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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