WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150062143 DEEDWARR
Recvd: 07/29/15 09:52 2 pgs
Fees: 13.00 Taxes: 2034.63
20150729-0074527

P-JGLAC-15-1409A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2016

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 K. Taylor and Mary Beth Taylor	**People's Home Equity Inc**	
(NAME)	(NAME)	**105-01-0I-001.00**
1409A Tremont Ave	**2494 N. Mount Juliet Rd., Ste. 500**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Mount Juliet, TN 37122**	
(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 **JGLAC G.P.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH K. TAYLOR AND WIFE, MARY BETH TAYLOR,** 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 Unit A as shown in the Declaration of Covenants, Conditions and Restrictions for The Estates at 1409 Tremont of record in Instrument Number 20140813-0073164, as amended in Instrument Number 20150508-0042323, 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 a part of the same property conveyed to JGLAC G.P. by Warranty deed from Mark Stephen Hughes, a single person of record in Instrument No. 20140729-0067184 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 29, 2014.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 201408130073164, as amended in Instrument No. 201505080042323;
- All matters shown on Plan of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1409A Tremont Ave, Nashville, Tennessee 37212**.

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 24th DAY OF JULY, 2015.

JGLAC G.P.

By:_____
John Gleaves, Authorized Agent

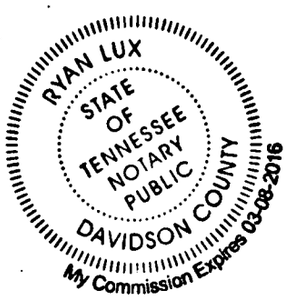
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for JGLAC G.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of JGLAC G.P., the within named bargainor, a partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of July, 2015.

_____
Notary Public

My Commission Expires:



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