WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071342 DEEDWARR
Recvd: 08/24/15 10:43 3 pgs
Fees:18.00 Taxes:869.50
20150824-0085091

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lindsay Taylor	Lindsay Taylor	117 03 0C 138.00
(NAME)	(NAME)	
138 Hillsboro Place	138 Hillsboro Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert D. Taylor, a married person; Judith Ullrich, a married person; Jerry W. Taylor, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsay Paige Taylor, an unmarried person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

s17A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 138 on the plan Hillsboro Place Condominiums, of record in Book 5200, Page 725 and amended in Book 5200, Page 757 and 758, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert L. Taylor and wife, Daisy G. Taylor by Deed from Edward W. Cummins, unmarried dated January 19, 1987 and recorded January 22, 1987, in Deed Book 7114, Page 198, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 138 Hillsboro Place, Nashville, TN 37215

File Number: GRN-153693

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this .

Robert D. Taylor

Judith Ulrich by Jerry W. Taylor, as attorney-in-fact

Jerry W. Taylor

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jerry W. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judith Ulrich, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Judith Ulrich, for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: GRN-153693

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Robert D. Taylor and Jerry W. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: GRN-153693