WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079038 DEEDWARR
Recvd: 09/17/15 10:32 2 pgs
Fees:13.00 Taxes:932.40
20150917-0094342

G-FH-15-1900-V10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

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)
Thomas B. Taylor, Jr. and Rhonda C. Taylor **Thomas B. Taylor, III**	FirstBank	
(NAME) **1900 Richard Jones Road #V10**	(NAME) 318 Seaboard Ln., Ste. 205'	**117-15-A-22.00 CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Franklin, TN 37067	
(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 **BRUCE W. WALLACE AND VIVA S. WALLACE, HUSBAND AND WIFE AND MORGAN L. WALLACE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS B. TAYLOR, JR. AND RHONDA C. TAYLOR, HUSBAND AND WIFE AND THOMAS B. TAYLOR, III, A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIORSHIP,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. TH-F-2 of Green Hills Terrace Condominium Apartments, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Green Hills Terrace of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davidson County, Tennessee, and shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Bruce W. Wallace and Viva S. Wallace, husband and wife and Morgan L. Wallace, unmarried by Warranty Deed from Ellen McGill and Randall McGill, husband and wife, recorded on the 8th day of March, 2012 in Instrument No. 20120308-0020337, in the Register's Office of Davidson County, Tennessee.

Morgan L. Wallace now married. Matthew Earnest joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64.
- Terms and provisions of by-Laws of The Green Hills Terrace recorded in Book 5304, Page 745, amended in Book 9830, Page 181.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GREEN HILLS TERRACE of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement to Comcast recorded at Instrument No. 20110930-0075704.
- Easement for Overhang, recorded in Book 4317, Page 162.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569.
- Easement recorded in Book 4320, Page 896.
- Easement to Comcast recorded August 14, 2015 of record in Instrument No. 20150814-0081514, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is **improved** property known as: **1900 Richard Jones Road #V10, Nashville, Tennessee 37215**.

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 8th DAY OF SEPTEMBER, 2015.

Bruce W. Wallace

Viva S. Wallace

Morgan L. Wallace

Matthew Earnest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE W. WALLACE, 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 8th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIVA S. WALLACE, 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 8th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN L. WALLACE, 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 8th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW EARNEST, 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 8th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

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