Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150100085 DEEDWARR
Recvd: 11/24/15 14:35 2 pgs
Fees:13.00 Taxes:1920.30
20151124-0119299

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Aders and Virginia Aders, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas K. Taylor and Claudia L. Taylor, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 205 together with allocated parking spaces No. 13 and 14 and Reserved Space No. S-2, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed and Bylaws of record in Book 6819, Page 210, amended in Book 6886, Page 662; book 6958, Page 220 and Instrument No. 20000606-0055942, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Thomas Aders and Virginia Aders, husband and wife by Warranty Deed from Suzanne G. McDaniel, unmarried dated August 8, 2013 of record as Instrument No. 20130808-0083518, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3737 West End Avenue #205, Nashville, TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of November, 2015.

Thomas Aders

Virginia Aders

State of Tennessee)
County of Davidson)

On this 23rd day of November, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Aders and Virginia Aders, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 519,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of November, 2015.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Thomas K. Taylor
3737 West End Avenue #205
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-09-05-205.00