BILL GARRETT, Davidson County
Trans:T20160012809 DEEDWARR
Recvd: 02/16/16 15:50 2 pgs
Fees:13.00 Taxes:314.50
20160216-0014652

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Krista Marie Keith
1106 Quail Court West
Nashville, TN 37214-4218

SEND TAX BILL TO:
Owner

MAP/PARCEL 108-08-0-B00-60-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jessica Lynn Taylor, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Krista Marie Keith, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: Unit No. 6, Lot 9, in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, 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 Karen Sue Morgan by Warranty deed from Martha Janice Moore, unmarried of record in Instrument No. 20020429-0052416 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on April 29, 2002.

The said Karen Sue Morgan having since died without a Will. An Intestate Administration was opened in the Probate Court for Davidson County, TN., Docket No. 14P1716.

Being the same property conveyed to Jessica Lynn Taylor by Quitclaim deed from Jessica Lynn Taylor, Administratrix of The Estate of Karen Sue Morgan of record in Instrument No. 20150413-0032250 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 13, 2015.

This is improved property known as: **1106 Quail Court West, Nashville, Tennessee 37214-4218**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 395, and restrictions in Book 5884, page 534, amended in Book 6081, Page 130, Book 4800, Page 254, Book 5753, Page 562, Book 6003, Page 212, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of February, 2016.

Jessica Lynn Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jessica Lynn Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of February, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

File No: 169062