WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022966 DEEDWARR
Recvd: 03/21/16 14:38 2 pgs
Fees:13.00 Taxes:547.60
20160321-0026695

O-VRES-16-211-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Donald E. Taylor, Jr. and Melissa Taylor	new owner	
(NAME)	(NAME)	**095-02-0A-211.00-CO**
211 Cottage Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2051		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER PRINCE AND CHASE PRINCE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD E. TAYLOR, JR. AND MELISSA TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 29 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816 through 823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722, said Register's Office.

Being the same property conveyed to Jennifer Thomas and Chase Prince, as joint tenants by Warranty deed from Anthony J. Caduff and Michelle Caduff, husband and wife of record in Instrument No. 20140929-0089296 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 29, 2014. Being the same property conveyed to Anthony J. Caduff by Warranty deed from Rudy Caduff and wife, Odilia Ann Caduff of record in Instrument No. 20070223-0022591 Register's Office for Davidson County, Tennessee, dated February 16, 2007 and recorded on February 23, 2007.

Jennifer Thomas and Chase Prince having since married. Jennifer Thomas is now known as Jennifer Prince.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6520, Page 816-823, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Cottage Place Condominiums, and recorded in Book 6520, page 745, Register's Office for Davidson County, Tennessee, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722 and in Book 6902, page 829.
- Easement (s) to State of Tennessee, as set forth in instrument recorded in Book 5256, page 398, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6520, Page 793, in the Register's Office for Davidson County, Tennessee.
- Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, page 268 and Page 722, page 324, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050099, in the Register's Office for DavidsonCounty, Tennessee.
- Judgment and Final Order to the State of Tennessee, on Relation of the Commissioner of the Department of Transportation of record in Instrument Number 20070320-0033730, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 Cottage Place , Nashville, Tennessee 37214-2051**.

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 17th DAY OF MARCH, 2016.

Jennifer Prince

Chase Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER PRINCE, 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 17th of March, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHASE PRINCE, 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 17th of March, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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