WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026904 DEEDWARR
Recvd: 04/04/16 10:57 2 pgs
Fees:13.00 Taxes:643.80
20160404-0031652

G-MIG-16-8300-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Thomas C. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF APRIL, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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 C. Taylor and Paula J. Taylor	new owner	
(NAME)	(NAME)	**142-05-0B-105.00-CO**
8300 Sawyer Brown Road S302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-7686		
(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, **CAROL RENEE VAUGHN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS C. TAYLOR AND PAULA J. 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:

Unit No. S-302, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75 through 77, inclusive, of the Register's Office far Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office far Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carol Renee Vaughn, unmarried by Warranty deed from Margaret Jane Havron, unmarried of record in Instrument No. 20150319-0023743 Register's Office for Davidson County, Tennessee, dated March 18, 2015 and recorded on March 19, 2015. Being the same property conveyed to Margaret Jane Havron by Warranty deed from Robert V. Smyth of record in Book 5241, page 97, Register's Office for Davidson County, Tennessee, dated January 03, 1978 and recorded on January 06, 1978.

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 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 102 through 105, inclusive and Book 4460, Page 200, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, Page 464, Book 4784, Page 482 and Book 5785, Page 180, Register's Office for Davidson County, Tennessee.
- Grant of easement of record in Instrument Number 20121114-0104719, 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: **8300 Sawyer Brown Road S302, Nashville, Tennessee 37221-7686**.

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 1st DAY OF APRIL, 2016.

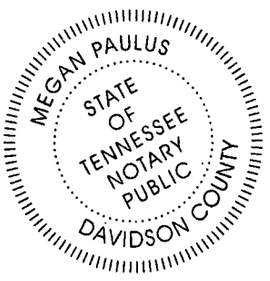
Carol Renee Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL RENEE VAUGHN, 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 1st of April, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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