WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Andrea Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andrea D. Taylor	Peoples Home Equity	Parcel ID:
3069 Casa Dr.	150 N. Seven Oaks	10803007100
Nashville, TN 37214	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Quantum Investments, G.P.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Andrea D. Taylor , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a 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. 53A on the Plan of Zone Lot Division Lots 49 and 50A Resubdivision of Lots 35 & 42-50, Section Five, Patio Villa, Lots 51-53, Section Five, Patio Villa, of record in Plat Book 5200, Page 633 and amended in Plat Book 6250, Page 451, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Quantum Investments, G.P. by Quitclaim Deed from Steven W. Presley, of record in Instrument 20040225-0021218, dated February 23, 2004, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 633 and amended in Plat Book 6250, Page 451, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3069 Casa Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of April, 2016.

Quantum Investments, G.P.

BY: Steve W. Presley
Steve W. Presley
Chief Manager

BY: Teresa Lynn Presley
Teresa Lynn Presley
Chief Manager

BILL GARRETT, Davidson County
Trans: T20160034147 DEEDWARR
Recvd: 04/26/16 10:19 2 pgs
Fees: 13.00 Taxes: 351.13

20160426-0040380

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve W. Presley and Teresa Lynn Presley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Managers respectively of the Quantum Investments, G.P. the within named bargainer, and that he/she as such Chief Managers being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Steve W. Presley and Teresa Lynn Presley as such Chief Managers.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.