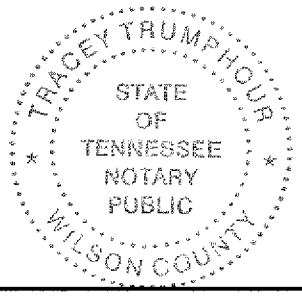
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stephen H. Taylor | Wilson Bank & Trust | 064-08-0A-017.00-CO |
| (NAME) | (NAME) | |
| 5109 Lana Renee Court | 1436 W Main St | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Lebanon, TN 37087 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Davidson County DEEDWARR**
**Recvd: 05/10/16 16:16 3 pgs**
**Fees:18.00 Taxes:1056.35**
**20160510-0046577**

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 considerations, the receipt of which is hereby acknowledged, we, **Albert P. Veach and Wife, Mary Y. Veach**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen H. Taylor and Julie W. Taylor, Husband and Wife**, hereinafter called the GRANTEE(S), 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 Lot No. 17, on the plan of Merritt Downs, Section One, (inadvertently shown as Merrit Downs in previous Deed) of record in Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert P. Veach and wife, Mary Y. Veach by Warranty Deed from Terry Templeton and wife, Carol D. Templeton, dated 09/22/2006 recorded 09/26/2006, of record in Instrument No. 20060926-0119049, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20010604-0057881, as amended and restated of record in Instrument No. 20010702-0069864, Charter of the Homeowners Association of record in Instrument No. 20010608-0060785, By-Laws of record in Instrument No. 20010608-0060786, and Restated Charter of record in Instrument No. 20011127-0129417, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County. Easement Deed set forth in instrument of record in Book 8632, Page 146, in the Register's Office for Davidson County. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County. Storm Water Detention Agreement of record in Instrument No. 20010119-0006024, in the Register's Office for Davidson County. Quitclaim Deed to the Homeowners Association of record in Instrument No. 20020619-0074316, in the Register's Office for Davidson County. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1408 Autumn Springs Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 9th day of May, 2016.

Albert P. Veach

Mary Y. Veach by Albert P. Veach her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert P. Veach the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of May, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 9th day of May, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Albert P. Veach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mary Y. Veach, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20160510-0046576, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

# *TRUE COPY CERTIFICATION*

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY