Davidson County	**DEEDWARR**
Recvd: 06/23/16 14:24	**2 pgs**
Fees:13.00 Taxes:862.10	
20160623-0064253	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2016

GRN-163290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

VT
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2016

A C Hall
Notary Public

MY COMMISSION EXPIRES: 5-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bryan Stabler	Highlands Residential Mortgage, LTD.	161 11 0F 026.00
(NAME) 5734 Amalie Drive	(NAME) 12001 N. Central Expressway, Suite #750	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Three Thousand And No/100 Dollars ($233,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vanessa A. Taylor, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan Stabler, a single man**, 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:

BEING Unit No. 26 on the Condominium Plat, Townhomes of Brentwood, of record in Book 9700, Page 990, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed of record in Book 11629, Page 850; Amendment to Master Deed and By-Laws of record as Instrument No. 20000215-0015334; Amendment to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20010626-0067542 and Second Amendment to Master Deed and By-Laws of record as Instrument No. 20020205-0015877, Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vanessa A. Taylor, married by Warranty Deed from Tammy Mallory, unmarried dated May 16, 2007 and recorded May 18, 2007 as Instrument No. 200705180059797, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5734 Amalie Drive, Nashville, TN 37211

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, has 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 our hands this .

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

Vanessa A. Taylor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Vanessa A. Taylor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2016.

Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-163290FC