WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160061867 DEEDWARR
Recvd: 07/19/16 09:52 2 pgs
Fees: 13.00 Taxes: 1572.50

20160719-0074025

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Natalie Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 5-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanessa Olomo	Vanessa Olomo	4624.38
(NAME)	(NAME)	
612 Palisades Ct.	612 Palisades Ct.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, KATELIN TAYLOR AVILA, F/K/A **Mary K. Taylor,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanessa Olomo, married, 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 LOT NUMBER 127 ON THE PLAN OF REVISION ONE, SECTION ONE, BRENTWOOD CHASE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGES 936-941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BEHDAD AHMADI BY SPECIAL WARRANTY DEED FROM WILSON CONCORD, L.P., DATED NOVEMBER 17, 2003, OF RECORD IN INSTRUMENT NO. 20031118-0168304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. TAYLOR AND ERICA L. TAYLOR BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBIN TN, PLLC, SUBSTITUTE TRUSTEE, DATED MAY 9, 2014, OF RECORD IN INSTRUMENT NO. 20140529-0045965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO MARY K. TAYLOR BY WARRANTY DEED FROM WILLIAM R. TAYLOR AND ERICA L. TAYLOR, DATED JUNE 13, 2014, OF RECORD IN INSTRUMENT NO. 20140616-0052198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, pages 936-941; Restrictions of record in Book 11388, page 55, revoked by Instrument No. 20000531-0053797; Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, Instrument No. 20030728-0105194; and Instrument No. 20150109-0002674; Articles of Incorporation/ Charter of record in Instrument No. 20000524-0051842; Easement for drainage of record in Book 7902, page 389; Easement for water mains of record in Book 8371, page 320; Easement of record in Book 8371, page 389; Stormwater Detention Agreement of record in Book 11115, page 281 and Book 11115, page 286; and Deed to Homeowners

Association for common areas of record in Instrument No. 20010208-0012529, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 612 Palisades Ct., Brentwood, TN 37027

(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 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 this 15th day of July, 2016.

Katelin Taylor Avila, f/k/a Mary K. Taylor

Sergio H. Avila *

* I, Sergio H. Avila, husband of Katelin Taylor Avila, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Katelin Taylor Avila and Sergio H. Avila, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Frankin, Tennessee, this 15th day of July, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 23107

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017