# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066231 DEEDWARR
Recvd: 08/02/16 09:39 2 pgs
Fees:13.00 Taxes:814.00
20160802-0079488

File No. 0002039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher T. Taylor, *et ux.* | new owner | 103-12-0C-020.00-CO |
| (NAME) | (NAME) | |
| 115 D Creighton Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37206 | | |
| (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, I, **Franklin Scott Kimball and Jane Vanderburgh (incorrectly referred to as "Jane Vanderbaugh in prior deed of record), husband and wife, by and through their attorney in fact, Morgan Smith,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Christopher T. Taylor, and Caroline R. Taylor, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 20 of the 3831 Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The 3831 Condominium Association, Inc., of record in Book 5699, Page 857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5699, Page 874, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 3831 Condominium, of record in Book 5200, Page 302, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Franklin Scott Kimball and Jane Vanderbaugh, husband and wife by Warranty deed from Caroline G. Nagee, unmarried of record in Instrument No. 20040628-0076059 Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 28, 2004.

Jane Vanderburgh hereby certifies that she is one and the same as Jane Vanderbaugh.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3831 West End Avenue #20, Nashville, TN 37205

(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 my hand this 29th day of July, 2016.

Franklin Scott Kimball by Morgan Smith attorney in fact
**Franklin Scott Kimball, by Morgan Smith,**
**His attorney in fact**

Jane Vanderburgh by Morgan Smith attorney in fact
**Jane Vanderburgh, by Morgan Smith, her attorney in fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Morgan Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Power of Attorney for Franklin Scott Kimball and Jane Vanderburgh, the within named bargainors, and that she as such Power of Attorney, executed the foregoing instrument for the purpose therein contained, by signing the names of Franklin Scott Kimball and Jane Vanderburgh by herself as Power of Attorney (*see also* Durable Specific Limited Power of Attorney of record at Instrument No. 20160802-0079487 R.O.D.C.).

Witness my hand and official seal at Nashville, Tennessee, this 29 day of July, 2016.

M. Menke
NOTARY PUBLIC

My Commission Expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206