BILL GARRETT, Davidson County
Trans:T20160066310 DEEDWARR
Recvd: 08/02/16 10:49 2 pgs
Fees:13.00 Taxes:441.78
20160802-0079586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/20/18
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Taylor	NEW OWNER	086 11 0A 074.00
(NAME)	(NAME)	
210 Raintree Dr	332 Eastern Shores Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lexington TN 38351	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Nineteen Thousand Four Hundred And No/100 Dollars ($119,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Earnest, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy J. Taylor and Ronda G. Taylor, husband and wife, and Alanna J. Taylor as tenants in common with right of survivorship**, 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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 6, Building No. 14 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee code Annotated and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62 through 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. Building 14 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and in Book 5172, page 72, Register's Office for Davidson County, Tennessee. Garage No. 14-6 is a limited element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Vernon H. Amos by Warranty Deed from Shawn Oniel Simpson and William O. Simpson and wife, Margaret E. Simpson, joint tenants with right of survivorship dated February 27, 2002 and recorded March 5, 2002 as Instrument No. 20020305-0027480, in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie H. Loomis by Substitute Trustee's Deed from Shapiro & Ingle,

LLP, a Tennessee Limited Liability Company, as Substitute Trustee dated November 25, 2015 and recorded December 2, 2015 as Instrument No. 20151202-0121702 pursuant to a foreclosed Deed of Trust dated February 27, 2002 and recorded March 5, 2002 as Instrument No. 20020305-0027481 by Vernon H. Amos, in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeremy Earnest, a single man by Warranty Deed from Julie H. Loomis, married dated May 31, 2016 and recorded June 3, 2016 as Instrument No. 20160603-0055918, in the 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.

unimproved ☐
This is improved ☒ property, known as 210 Raintree Dr, Hermitage, TN 37076

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 28th day of July, 2016.

Jeremy Earnest

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeremy Earnest, a single man, 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 28th of July, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-164536SSO