WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Stephanie Doné
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

W-RA-16-141-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley R. Taylor	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	
141 N. Timber Drive	**1480 North 2200 West**	**108-07-0B-043-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4255	**Salt Lake City, UT 84116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOSEPH D. KELLEY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY R. TAYLOR, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 43, Building C of Timberlake Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Timber Lake Condominium of record in Book 6549, Page 475, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-1 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Joseph Kelley, an unmarried man by Warranty deed from Carol Richie-Bozman, married of record in Instrument No. 20160318-0026100 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 18, 2016.

This conveyance is subject to:

- By-Laws of record in Book 6549, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7097, Page 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee.
- Easements, conditions of record in Book 6250, Page 219 and Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8167, Page 29, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **141 N. Timber Drive, Nashville, Tennessee 37214-4255**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20160096542 DEEDWARR
Recvd: 11/01/16 12:35 2 pgs
Fees:13.00 Taxes:407.00
20161101-0115443

Witness my/our hand(s) this the 28th DAY OF OCTOBER, 2016.

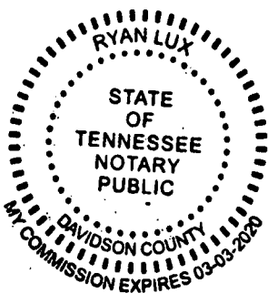
Joseph D. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH D. KELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 3/3/20
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212