STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6648D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160106585 DEEDWARR
Recvd: 12/05/16 10:26 2 pgs
Fees:13.00 Taxes:1905.13
20161205-0127210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jenna Marie Taylor, married (NAME)	Primelending, (NAME)	143-6-A-53CO
604 Valley Trace Court (STREET ADDRESS)	a PlainsCapital Company ISAOA P.O. Box 796788 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75379-6788 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mark Evan Vickers, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna Marie Taylor and Matthew P. Taylor, wife and husband,** 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:

The following described property: Land in Davidson County, Tennessee, being Lot Number 19 on the plan of HARPETH TRACE ESTATES, PHASE II, of record in Plat Book 5200, Page 556, 557, and 558, Register's Office for said County to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mark Evan Vickers, an unmarried man from Fannie Mae A/K/A Federal National Mortgage Association, by Special Warranty Deed dated December 31, 2014, as Instrument No. 20150120-0005296, in the Register's Office for Davidson County, Tennessee.
Jennifer Vickers joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5120, Page 918, Book 5120, Page 208, Book 5182,Page 767, Book 5182, Page 769, Book 5380, Page 357, and in Book 6094, page 718, and in any allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 556-558, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers/storm drainage as recorded in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, and in Book 6380, page 201, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 5120, page 199, Register's Office for Davidson County, Tennessee.

5. Easement for access roads, reservoir and pumping station site and water & appurtenances as recorded in Book 5099, Page 783, Book 5142, Page 690, and in Book 5142, page 694, Register's Office for Davidson County, Tennessee.
6. Ingress/Egress Easement to Metro Gov't as recorded in Book 6407, page 891, Register's Office for Davidson County, Tennessee.
7. Overhead Line Easement as recorded in Book 6407, page 892, Register's Office for Davidson County, Tennessee.
8. Overpass Construction Agreement as recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 604 Valley Trace Court, Nashville, TN 37221.

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. Whenever 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/our hand(s) this 30th day of November, 2016.

Mark Evan Vickers — November 30, 2016 (Date)

Jennifer Vickers — November 30, 2016 (Date)

STATE OF Ohio

COUNTY OF Cuyahoga }

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

Witness my hand and official seal, this 30th day of November, 2016.

My Commission Expires:_____

Notary Public

NOTARIAL SEAL
STATE OF OHIO

JOSHUA D PAULEY
NOTARY PUBLIC, OHIO
RECORDED IN LAKE COUNTY
MY COMMISSION EXPIRES
JULY 18, 2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066