Prepared By:
Timios, Inc.

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After Recording Return To:
JERRY B TAYLOR
3400 WHITESAIL CT
ANTIOCH, TN 37013-1487

Davidson County DEEDWARR
Recvd: 02/10/17 15:47 4 pgs
Fees:22.00 Taxes:0.00
20170210-0014461

Send Tax Bills To: New Owner
JERRY B TAYLOR
3400 WHITESAIL CT
ANTIOCH, TN 37013-1487

WARRANTY DEED

PARCEL NUMBER: 150 16 0A 118.00

THIS INDENTURE, made this 9 day of December, 2016, by and between JERRY B TAYLOR, AN UNMARRIED MAN, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and JERRY B TAYLOR, A MARRIED MAN , as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of _____FIFTY_____ Dollars ($___50.00_____), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

EXHIBT "A" IS ATTACHED HERTO AND MADE A PART HEREOF

COMMONLY KNOWN AS: 3400 WHITESAIL COURT, ANTIOCH TN 37013-1487

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Jerry B. Taylor
JERRY B TAYLOR

Witness 2

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jerry B. Taylor, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9 day of December, 2016.

My Commission Expires: 09/07/2020 Ella K Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ **50.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Jerry B. Taylor
JERRY B TAYLOR

Sworn to and subscribed before me Ella K Butler
this 9 day of December, 2016.

My Commission Expires: 09/07/2020 Ella K Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01367050

THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY. TENNESSEE, BEING LOT 100. WINDHAVEN SHORES, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20041222-015251 7, IN THE REGISTER'S OFFICE. DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

I) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WINDHAVEN SHORES, SECTION FOUR, AS RECORDED IN INSTRUMENT NO. 20041222-0152517 . BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). 2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20030219-0021585 . BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). 3) TERMS AND PROVISIONS OF BY-LAWS OF WINDHAVEN SHORES OWNERS ASSOCIATION, INC. RECORDED IN INSTRUMENT NO. 20030219-0021586. 4) CHARTER OF WINDHAVEN SHORES OWNERS ASSOCIATION, INC. RECORDED AT INSTRUMENT NO. 20030228-0026797. 5) STORMWATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20030218-0020742. 6) QUITCLAIM DEED COMMON AREA RECORDED AT INSTRUMENT NO. 20060724-0088808 RE-RECORDED AT INSTRUMENT NO. 20061204-0148906. ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 150 16 0A 118.00

BEING THE SAME PROPERTY CONVEYED TO JERRY B. TAYLOR, AN UNMARRIED MAN BY DEED FROM MARION HOORMANN AND WIFE KELLY HOORMAN, FORMERLY KNOWN AS KELLY SALYER RECORDED 03/28/2008 IN INSTRUMENT NO**20**080328-0031323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Meredith Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly a notary public for this county and state, Meredith Williams, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept. 28, 2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES