Box# 14

G#30307-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 28989 DEEDWARR
11/22/2017 09:33:34 AM 2 pgs
Fees: $13.00 Taxes: $406.63

20171122-0119861

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2017.

Notary Public

My commission expires: 11/5/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vincent Taylor **Sharon Taylor**	**"New Owner"**	**107-05-0-A-123.00co**
123 Five Oaks Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Linda Mae Fogwell, a single woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vincent Taylor and Sharon Taylor, husband and wife

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:

LAND in Davidson County, Tennessee, being Unit No.123, on the Plan of Five Oaks, a Planned Unit Development, of record in Book 5200, Page 355, amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Linda Mae Fogwell, a single woman, by Deed from Alexander Chernitskiy, dated April 27, 2016, of record in Instrument No. 20160428-0041342, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 355, and as amended in Book 5784, Page 521, said Register's Office;
2) Declaration of Covenants, Conditions and Restrictions of Five Oaks Development, of record in Book 5781, Page 563, and as amended in Book 5784, Page 563, and as amended in Book 5957, Page 930, Register's Office for Davidson County, Tennessee;
3) By-Laws of Five Oaks Homeowners' Association, Inc. of record in Book 5781, Page 602, and as amended in Instrument No. 20160212-0013783, Register's Office for Davidson County, Tennessee;
4) Grant of Easement between Comcast of Nashville, I, LLC and Five Oaks Homeowners' Association Inc., of record in Instrument No. 20130118-0006279, Register's Office for Davidson County, Tennessee;

5) Charter of Five Oaks Homeowners' Association, Inc., of record in Book 5790, Page 798, Register's Office for Davidson County, Tennessee;
6) Rules and Regulations of Five Oaks Homeowners' Association Inc., of record in Instrument No. 20150625-0061297, and as amended in Instrument No. 20170824-0087107, Register's Office for Davidson County, Tennessee;
7) Agreement for Dedication of Easement of record in Book 5766, Page 716, Register's Office for Davidson County, Tennessee;
8) Stormwater Detention agreement of record in Book 5861, Page 569, Register's Office for Davidson County, Tennessee;
9) Five Oaks Homeowners Association of record in Instrument No. 20150625-0061298, Register's Office for Davidson County, Tennessee;
10) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **123 Five Oaks Drive, Nashville, TN 37217**

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 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/our hand(s) this 17 day of **November, 2017.**

Linda Mae Fogwell

Linda Mae Fogwell

STATE OF Colorado)
COUNTY OF Adams)

Personally appeared before me, a Notary Public of said County and State, **Linda Mae Fogwell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Westminster (City), Colorado (State), this 17th day of **November, 2017.**

DONNIE J COMMINIELLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134086406
MY COMMISSION EXPIRES OCTOBER 23, 2021

Notary Public

My Commission Expires: 10-23-21