22035-8

Box 14A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #09-1199

BILL GARRETT, Davidson County
Trans:T20090052616 DEEDWARR
Recvd: 08/04/09 09:50 2 pgs
Fees:13.00 Taxes:1879.60
20090804-0072770

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve Taylor and wife, Deborah Taylor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Maggart and Emily Hicks, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain lot or parcel of land situated, lying and being in the City of Nashville, County of Davidson, State of Tennessee, as follows:

Being Lot No. 14 on the plat of Myrtlewood, Bransford Realty Company's Subdivision of a part of the S. W. Berger Property, as of record in Book 547, Page 106, Register's Office for said County.

Being the same property conveyed to Steve Taylor and wife, Deborah Taylor by Warranty Deed from Helen Fielder Nichol, Harry G. Nichol, Jr. and William Stephen Nichol dated Jun 6, 1995 of record in Book 9693, Page 724, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 218 Leonard Avenue, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2009.

Steve Taylor

Deborah Taylor

State of Tennessee)
County of Davidson)

On this 31st day of July, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steve Taylor and Deborah Taylor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. JAILL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 508,000.00.

Meredith Born
Affiant

Sworn and subscribed before me on this the 31st day of July, 2009.

Jenna Willms
Notary Public

My Commission Expires: 10/17/09

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

NEW OWNER:
Stephen Maggart
218 Leonard Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Franklin Synergy Bank
3301 Aspen Grove Drive, Suite 200
Franklin, TN 37067

TAX MAP-PARCEL #:
104-13-79