BILL GARRETT, Davidson County
Trans:T20090057639 DEEDQC
Recvd: 08/24/09 09:47 2 pgs
Fees:12.00 Taxes:0.00
20090824-0079194

This instrument prepared by:
Talbott Title & Escrow, LLC
2212 8th Avenue South
Nashville, TN 37204

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Joshua L. Taylor Sarah Taylor 307 Tillman Lane Nashville, TN 37206	NEW OWNER	083-07-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sarah Taylor, married** have this day bargained and sold, and do hereby transfer and convey unto the said, **Joshua L. Taylor and wife, Sarah Taylor** the Grantee(s) herein, their (successors), heirs and assigns, all their right title and interest, in certain real estate in **Davidson County, Tennessee** as follows:

Land In Davidson County Tennessee being the westerly 90 feet of the easterly 164.5 feet of Lots no 35, 36, and 37, on the Map of Subdivision of Robert E. Powers Lands as of record In Book 421, page 56, Register's office for said county, Tennessee.
Said part of said lots front 90 feet on the North side of Tillman Avenue and runs northerly 95 feet more or less to a point on the northerly line of Lot no 37, thence 78 feet easterly to a point at the northeast corner of said Lot no 37, thence southerly 169, feet more or less to a point on the northerly margin of Tillman Avenue.

Being the same property conveyed to Wilmot Tord Dennis, unmarried by warranty deed from Deutsch Bank Trust Company Americas FKA Bankers Trust Company as Trustee of record in Instrument # 20050128-0010327, dated December 17, 2004, and filed for record on January 28, 2005, said register's office.

Being the same property further conveyed to Wilmot Tord Dennis, married and Treves Dennis, an unmarried man by Quitclaim Deed from Wilmot Tord Dennis, married, of record in Instrument # 20090824-0079192, dated July 24, 2009, and filed for record on August 24, 2009, said register's office.

Being the same property further conveyed to Sarah Taylor, married by Warranty Deed from Wilmot Tord Dennis, married and Treves M. Dennis, an unmarried man, of record in Instrument # 20090824-0079193, dated July 27, 2009, and filed for record on August 24, 2009, said register's office.

This improved property is also known as 307 Tillman Lane Nashville, TN 37206

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 1104 David Drive, Franklin, TN 37069
(House Number) (Street) (P.O. Address) (City or Town)

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 hand this 27 day of July 2009.

Sarah Taylor

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public, of the state and county aforesaid, personally appeared ~~Kyan K Parker and Tonya C Parker~~ *Sarah Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 9·19·09

(SEAL)

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Ashley Neal
(Affiant)

Notary

Commission Expires: 9·19·09

(SEAL)

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.