BILL GARRETT, Davidson County
Trans:T20110057237 DEEDWARR
Recvd: 09/15/11 09:28 2 pgs
Fees:13.00 Taxes:388.50
20110915-0071524

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$105,000.00** (One Hundred Five Thousand).

AFFIANT

Subscribed to and sworn before me this 2nd day of September, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Anthony Taylor 710 Lischey Avenue Nashville,TN 37207	Sumner Bank & Trust 255 Indian Lake Blvd. Hendersonville, TN 37075	08207033100

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **TRINA TAYLOR, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANTHONY TAYLOR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT 1 ON THE PLAT OF RESUBDIVISION LOTS 14 AND 15 EAST NASHVILLE LAND CO'S PLAN OF LOTS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3500, PAGE 22, REGISTER'S OFFICE FOR DAVIDOSN COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS EHREBY AMDE FOR A MROE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TRINA TAYLOR BY DEED FROM THE BANK OF NEW YORK TRUST COMPANY NA. DATED MARCH 15, 2010 OF RECORD IN INSTRUMENT NO. 20100406-0025648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **710 LISCHEY AVENUE** **NASHVILLE,TN37207**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 31st day of August, 2011

Trina Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of August, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Trina Taylor** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of August, 2011.

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.