BILL GARRETT, Davidson County
Trans:T20110071240 DEEDWARR
Recvd: 11/10/11 13:26 3 pgs
Fees:17.00 Taxes:0.00
20111110-0088109

THIS DOCUMENT PREPARED BY JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Cynthea B. Taylor, Trustee 6720 Rodney Court Nashville, Tennessee 37205	SAME	Property I: 115-13-0; 048.00 Property II: 095-03-0; 104.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cynthea B. Taylor, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthea B. Taylor, Trustee of The Cynthea B. Taylor Living Trust, established by the Revocable Trust Agreement of Cynthea B. Taylor, dated February 4, 2010**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to confvey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of October, 2011.

Cynthea B. Taylor

Cynthea B. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthea B. Taylor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2011.

Diane Jaynes

Notary Public

My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

EXHIBIT A
Legal Descriptions

PROPERTY I:

Map 115 13 0; Parcel 048.00
6720 Rodney Ct.

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 186 on the Plan of West Meade Hills, Sec. 8 of record in Plat Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 109.0 feet on the southeasterly side of Rodney Court and extends back between lines measuring 886.39 feet on the northeasterly side and 901.3 feet on the southwesterly side to a broken line in the rear on which it measures 288.17 feet.

Being the same property conveyed to Richard D. Taylor and wife, Cynthea B. Taylor by Warranty Deed from Michael Dennis Figlio and wife, Rita M. Figlio, of record in Book 4674, Page 251, Register's Office for Davidson County, Tennessee.

Husband, Richard D. Taylor, Sr. died on January 26, 2007.

This is improved property known as 6720 Rodney Court, Nashville, Tennessee 37205.

PROPERTY II:

Map 095 03 0, Parcel 104.00
2417 Lebanon Pike, Davidson County

Land being in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of the Lebanon Pike, at the northeast corner of a tract of land conveyed to H. C. McFarland by deed from Charles W. Mitchell and wife, of record in book 433, page 93, Register's Office for said County; thence with the center of said Pike, north 78 ¾ degrees east 150 feet to a point; thence southwardly 165 feet to a point; thence westwardly 150 feet to a point in the eastern boundary line of said McFarland property; thence with McFarland's line northwardly 165 feet to the beginning.

Being the same property conveyed to Caroline Cynthea Braly Taylor by Quitclaim Deed from Caroline Cynthea Braly Taylor, Executrix for the Estate of Richard D. Taylor, Sr., of record in Instrument No. 20080303-00200915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing limitations, easements and encumbrances of record.

Caroline Cynthea Braly Taylor and Cynthea B. Taylor are one and the same person.

This conveyance only conveys and concerns an undivided one-half (1/2 tenant-in- common interest in the subject property. Richard D. Taylor, now deceased, only owned an undivided one-half (1/2) tenant-in-common interest in the subject property.

This is improved property known as 2417 Lebanon Pike, Nashville, Tennessee.