STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Joanne Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2012.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 1-8-2013
File No. 12-4535D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120045169 DEEDWARR
Recvd: 06/19/12 11:04 2 pgs
Fees:13.00 Taxes:462.50
20120619-0053613

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John C. Taylor, married (NAME)	Fifth Third Mortgage Company (NAME)	41-15-12
3913 Sussex Drive (STREET ADDRESS)	5001 Kingsley Dr. MD: 1MOC2P (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Paul Kazanofski, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Taylor and Elizabeth Dyanne 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:

All that certain real property situated in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 318 on the plan of BELLSHIRE ESTATES, SECTION A, as shown by plat of record in Plat Book 2331, Page 115-116, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot Number 318 fronts 114.2 feet on the easterly side of Sussex Drive, and runs back 274.8 feet on the north line and 317.5 feet on the south line to a dead line, which is a broken line measuring 188.1 feet thereon.

BEING the same property conveyed to Denise Barrow, a single woman from JP Morgan Chase Bank, by Special Warranty Deed dated March 8, 2006, as Instrument No. 20200605100054749, in the Register's Office for Davidson County, Tennessee.

Further BEING the same property conveyed to Paul Kazanofski, a married man from Bank of America, N.A. Trustee, by Special Warranty Deed dated February 10, 2012, as Instrument No. 201202240016091, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2745, page 409, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 115-116, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers, storm drainage and water mains and appurtenances as recorded in Book 6226, page 353, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3913 Sussex Drive, Nashville, TN 37207.

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, their heirs and assigns, forever, and we do covenant with 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. 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/our hand(s) this 14th day of June, 2012.

Paul Kazanofski

June 14, 2012
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Paul Kazanofski, a married man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal; this 14th day of June, 2012.

My Commission Expires: 10/27/2012

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066