Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Marna J. Taylor
3608 General Bate Dr
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
F & M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

MAP 118-13
GROUP
PARCEL 167.00

BILL GARRETT, Davidson County
Trans:T20120048314 DEEDWARR
Recvd: 07/02/12 08:31 3 pgs
Fees:18.00 Taxes:910.94
20120702-0057545

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leah Taylor and Jocelyn Taylor, both single persons, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Marna J. Taylor and husband, Bradley S. Pemberton**, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Resubdivision of Lot No. 36 and a portion of Lot No. 22 Woodmont Blvd Section of Marengo Park, of record in Plat Book 6050, page 131, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Leah Taylor and Jocelyn Taylor, both single persons, as joint tenants with right of survivorship by deed dated April 19, 2005 from Daniel E. Tyler and wife, Adele B. Tyler, DATED 04/19/2005 of record in Instrument no. 20050422-0045221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **3608 General Bate Dr, Nashville, Tennessee 37204.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **21st** day of **June, 2012.**

Leah Taylor

Jocelyn Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leah Taylor and Jocelyn Taylor, both single persons, as joint tenants with right of survivorship**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2012.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $246,200.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of June, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY