This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Susannah P. Taylor
1908 Piedmont Avenue
Nashville, Tennessee 37216

SEND TAX BILL TO:
~~Mortgagee~~
Same address as new owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 71-12
GROUP
PARCEL 162.00

BILL GARRETT, Davidson County
Trans:T20120057682 DEEDWARR
Recvd: 08/03/12 15:38 3 pgs
Fees:18.00 Taxes:518.00
20120803-0069310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hampton Andrew Holcomb, Jr. and wife, Elizabeth Bannister Holcomb,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Johnathan E. Berry, an unmarried man and Susannah P.*~~Taylor~~, an unmarried woman**, 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. 132 on the Plan of Dalewood, Section II, of record in Book 1835, page 6, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hampton Andrew Holcomb, Jr. and wife, Elizabeth Bannister Holcomb by deed dated March 28, 2007 from John L. Scott of record in Instrument no. 20070330-0038223, Register's Office for Davidson County, Tennessee.

*Taylor

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 **1908 Piedmont Avenue, Nashville, Tennessee 37216.**

12-8109

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, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and their 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 **20th** day of **July, 2012.**

Hampton Andrew Holcomb Jr by Matt Poag as Atty in fact

Hampton Andrew Holcomb, Jr., by Matt Poag, as attorney-in-fact

Elizabeth Bannister Holcomb by Matt Poag as Atty in fact

Elizabeth Bannister Holcomb, by Matt Poag, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Matt Poag**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Hampton Andrew Holcomb, Jr. and wife, Elizabeth Bannister Holcomb**, the bargainors, and as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **Hampton Andrew Holcomb, Jr and Elizabeth Bannister Holcomb** as their free act and deed..

WITNESS my hand and official seal this 20th day of July, 2012.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 3, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 8/16/16

JANE G. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY