BILL GARRETT, Davidson County
Trans:T20120058564 DEEDWARR
Recvd: 08/07/12 15:18 3 pgs
Fees:18.00 Taxes:296.00

20120807-0070422

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2012.

Notary Public

My Commission expires: 11-3-2015

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:		
William L. Rosenberg, First American Title Insurance Company, 414 Union St., Suite 1205, Nashville, TN 37219		
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
305 Jefferson, LLC	SAME	082-13-0-315.00
(NAME)	(NAME)	
227 S. Main St., Suite 300		
(ADDRESS)	(ADDRESS)	
South Bend, IN 46601-2124		
(CITY, STATE, ZIP)	(CITY, STATE, ZIP)	

Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I WILLIAM L. TAYLOR, JR., TRUSTEE OF THE WILLIAM L. TAYLOR, JR. LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM L. TAYLOR, JR.

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto 305 JEFFERSON, LLC, A TENNESSEE LLC

hereinafter called the **GRANTEE**, Sits heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

unimproved ( )
This is improved (X) property known as:
1001 3rd Avenue North, Nashville, TN 37201
(House number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 6th day of August, 2012.

William L Taylor, Jr. Trustee

WILLIAM L. TAYLOR, JR., TRUSTEE
OF THE WILLIAM L. TAYLOR, JR. LIVING TRUST,
ESTABLISHED BY THE REVOCABLE TRUST
AGREEMENT OF WILLIAM L. TAYLOR, JR.

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, William L. Taylor, Jr., with whom I am personally acquainted (or proved to me on the on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The William L. Taylor, Jr. Living Trust, established by the Revocable Trust Agreement of William L. Taylor, Jr. or the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of August, 2012.



My Commission Expires JUNE 21, 2016

NOTARY PUBLIC

My Commission Expires: June 21, 2016

EXHIBIT "A"

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

Being part of Lot No. 30 on the Map of Balch and Whitesides Addition to Nashville, as of record in Minute Book "D", page 734 of the Circuit Court as follows:

Said part of said lot fronts 51 feet on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines, along the north margin of Jackson Street, 173 feet, more or less, to an alley.

Being a part of the same property conveyed to William L. Taylor, Jr., Trustee of The William L. Taylor, Jr. Living Trust, established by the Revocable Trust Agreement of William L. Taylor, Jr. by Warranty Deed from William L. Taylor, Jr. of record in Book 11575, page 981, Register's Office for Davidson County, Tennessee.