BILL GARRETT, Davidson County
Trans:T20130014831 DEEDWARR
Recvd: 02/22/13 08:30 3 pgs
Fees:17.00 Taxes:0.00
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Prepared by and return to:
WISEMAN BRAY PLLC
1665 Bonnie Lane, Suite 106
Memphis, Tennessee 38016
(901) 372-5003

Parcel ID #s 026 01 0 013.00
026 01 0 014.00

WARRANTY DEED

Property Address & New Owner:
JOHN CHRISTIAN TAYLOR and
MARY ELIZABETH ERGEN, Trustees of the
TAYLOR-ERGEN REVOCABLE LIVING TRUST
119 & 121 Two Mile Pike
Goodlettsville, TN 37072

Mail Tax Statement to:
John Christian Taylor
Mary Elizabeth Ergen
121 Two Mile Pike
Goodlettsville, TN 37072

The GRANTORS, **JOHN C. TAYLOR and wife, MARY ELIZABETH ERGEN, also known as MARY E. ERGEN**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

JOHN CHRISTIAN TAYLOR and MARY ELIZABETH ERGEN, TRUSTEES OF THE TAYLOR-ERGEN REVOCABLE LIVING TRUST, dated October 17, 2012

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

TRACT ONE

Land in the Tenth, formerly the Twentieth, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Goodlettsville, or Two Mile Pike, 86 feet northwesterly from the intersection of the southerly margin of said Pike and the westerly margin of East Court Street, formerly Hudson Avenue, which point is shown on the Second Edition to Roscoe Place, as of record in Book 843, Page 73, Register's Office for said county, said point being also the northwest corner of a tract of land conveyed to W. W. Mitchell and wife, Gladys Mitchell, by deed from Arthur Wilkins and wife, of record in Book 1472, Page 275, said Register's Office; thence with the western boundary line of said Mitchell tract of land, S 39° W 150 feet to Mitchell's southwest corner; thence N 51 1/2° W 86 feet to the southeast corner of a tract of land conveyed to W. S. Meadows and wife, Hester C. Meadows, by deed from Arthur Wilkins and wife, of record in Book 1472, Page 195, said Register's Office; thence with the eastern boundary line of said Meadows tract of land N 39° E 150 feet to a point in the southerly margin of said Pike; thence with the southerly margin of said Pike, S 51 1/2° E 86 feet to the beginning.

Being the same property conveyed to Grantors by deed of record in Book 7302, Page 115, in the Register's Office of Davidson County, Tennessee.

TRACT TWO

A tract of land in the 10th Civil District of Davidson County, Tennessee, near the Town of Goodlettsville, described according to a copy of a survey thereof, made by J. R. Scott, Surveyor, August 28, 1946, as follows:

BEGINNING at a point at the northwest intersection of the Goodlettsville and Nashville Pike, and Hudson Avenue, which point is shown on the Second Addition to Roscoe Place, as of record in Book 543, page 73, Register's Office for said County; thence along the margin of said Hudson Avenue, S 39° W 150 feet to a point; thence N 51 ½° W, parallel to the margin of said Goodlettsville Pike, 86 feet to a point; thence N 39° E 150 feet to the margin of Two Mile Pike; thence with the margin of the same S 51 1/2° E to the point of beginning.

Being the same property conveyed to Grantors by deed of record in Book 6941, Page 475, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 13 day of February, 2013, by the undersigned.

JOHN C. TAYLOR

MARY ELIZABETH ERGEN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JOHN C. TAYLOR and MARY ELIZABETH ERGEN** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 13 day of February, 2013.

ELIZABETH D. HARDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

Elizabeth D Harden
NOTARY PUBLIC

My Commission Expires: March 3, 2015

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

John C Taylor
AFFIANT

Subscribed and sworn to before me this 13 day of February, 2013.

Elizabeth D Harden
NOTARY PUBLIC

My Commission Expires: March 3, 2015

ELIZABETH D. HARDEN
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015