WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00 Ashley Salisbury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **March, 2013** Connie J Buchanan Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130022727 DEEDWARR
Recvd: 03/20/13 10:39 2 pgs
Fees:13.00 Taxes:301.55
20130320-0027588

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Trey Cain, Trustee of the 1806 7th Ave N Trust	NEW OWNER	08108021300
(NAME)	(NAME)	
1100 Douglas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Jeremy Taylor,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trey Cain, Trustee of the 1806 7th Ave N Trust,** 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. 455 on the Plan of N. Nashville Plan of Lots, of record in Book 21, page 105, in the Register's Office of Davidson County, Tennessee., to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph B. Taylor and wife, Eva Pearl Hunter by deed from Richard Bowers and wife, Jessie Mae Bowers, dated 08/14/1973, of record in Book 4710, page 171, in said Register's Office for Davidson County Tennessee. The said Joseph B. Hunter having since died and the property was vested in Eva Pearl Hunter as the surviving tenant by the entirety. The said Eva Pearl Hunter, reserving to herself a life estate having quitclaimed to Jeremy Taylor, by quitclaim deed of record in Instrument No. 20081113-0112245, in the Register's Office for Davidson County, Tennessee. The said Eva Pearl Hunter having since died intestate on November 10, 2008, leaving a Last Will and Testament filed in 08P-1756, dated 11/12/2008, in the Probate Court for Davidson County, Tennessee. The property is vested in Jeremy Taylor as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1806 7th Avenue North, Nashville, TN 37208

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, has 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. 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 **15th** day of **March, 2013**

Jeremy Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeremy Taylor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **March, 2013**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. G~~
Mt. Juliet, TN 37122