WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130032960 DEEDWARR
Recvd: 04/22/13 15:31 2 pgs
Fees: 13.00 Taxes: 1369.00

20130422-0039930

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $870,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/23/16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5327 TAYLOR CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Taylor and Emily C Taylor	Michael & Emily C Taylor	14400006500
1805 Otter Creek Road	1805 Otter Creek Road	
Nashville, TN 37215	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFF KENDIG AND JERED L. TEIGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL TAYLOR AND EMILY C TAYLOR, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1805 Otter Creek Road, Nashville, TN 37215

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), their heirs and/or 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 hand on the 17th day of April, 2013.

Jeff Kendig

Jered L. Teige

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFF KENDIG AND JERED L. TEIGE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of April, 2013.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Tract I: Land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Norris H. Hickerson, Surveyor, September 10, 1946, as follows: Beginning at a twin hackberry in the Southerly margin of Otter Creek Road; thence with the Southerly margin of said Otter Creek Road, South 71 degrees 15' West 200 feet to an iron pin; thence South 11 degrees 15' West, crossing Otter Creek, in all 395.8 feet to an Iron pin in the center of a branch; thence with the center of said branch South 76 degrees 30' East 128.8 feet to an iron pin, South 46 degrees East 67.3 feet to an iron pin, South 11 degrees 10' East 49 feet to an iron pin, and South 49 degrees 50' East 43.5 feet to an iron pin In the Western boundary line of the Ward property; thence with the Western boundary line of said Ward property, North 11 degrees 15' East 359.5 feet to an ash tree; thence North 14 degrees 30' West 165 feet to the center of said Otter Creek, thence North 14 degrees 45' East 96 feet to the beginning, containing 2.40 acres, more or less.

Tract II: Land in the 7th, formerly 11th, Civil District of said County, described according to a survey made February 19, 1951, by George W. Watkins, Surveyor, as follows: Beginning on the Southerly margin of Otter Creek Road at the Northwest corner of the property conveyed to Janet McFadden Patterson and husband, by deed from Robert W. McFadden and wife, of record in Book 1450, Page 183, Register's Office for said County; thence with said Road, South 76 degrees 45' West 80 feet; thence South 80 degrees 45' West 75 feet to an iron pin; thence leaving said Road South 65 degrees West 201 feet to an iron pin; thence South 0 degrees 30' West 304 feet to an iron pin; thence Eastwardly 240.7 feet to an iron pin; thence North 12 degrees 45' East 429 feet to the beginning, containing 2.4 acres, more or less. Also an easement to and the right to use and obtain water from the well located on the land of Grantors, together with the right of ingress and egress thereto.

Tract III: Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to survey made by W.W. Turner Co., Engineers, July 6, 1953, as follows: Beginning at a point In the Southerly margin of Otter Creek Road, said point being the Northwest corner of the property conveyed to Janet McFadden Patterson and husband, Robert C. Patterson, Jr., by deed from Robert W. McFadden and wife, of record in Book 1944, Page 275, Register's Office for Davidson County, Tennessee; thence along the Southerly margin of Otter Creek Road, South 87 degrees 15' West, 100 feet; thence further along the Southerly margin of Otter Creek Road, North 87 degrees 0' East, 73 feet; thence leaving Otter Creek Road South 6 degrees 00' West, 83.7 feet to a point; thence North 65 degrees 0' West, 201 feet to the point of beginning, containing 0.2 acres more or less. A well is situated on the aforesaid tract which is connected to a water line from said tract above described, across the other property of the said Janet McFadden Patterson and husband, Robert C. Patterson, Jr., aforesaid, and also across a certain three acre tract, situated immediately South of said other property, the same having previously been conveyed to the said Janet McFadden Patterson and husband, Robert C. Patterson, Jr., as a part of the property covered by the aforesaid deed from J.E. Travis, Trustee, of record in Book 1196, Page 427, said Register's Office. There is expressly included in this conveyance an easement in and to that portion of said three acre tract over which said water line passes, as the same is now located. The right is expressly granted to the grantees, their heirs and assigns, to enter upon said three acre tract for the purpose of maintaining, servicing, repairing and improving said water line, whenever any work activity may be required.

Being the same property conveyed by Warranty Deed from Robert C. Patterson, III, unmarried to Jeff Kendig and Jered L. Teige, as tenants in common as recorded on the 2nd day of April, 2012 in Instrument No. 20120402-0027509; Probate in Docket No. 98P1002; Warranty Deed from Robert W. McFadden and wife, Janet B. McFadden to Janet McFadden Patterson and husband, Robert C. Patterson, Jr. as recorded on the 1st day of February, 1947 in Deed Book 1450, Page 183; Warranty Deed from Robert W. McFadden and wife, Janet B. McFadden to Janet McFadden Patterson and husband, Robert C. Patterson, Jr. as recorded on the 14th day of March, 1951 in Deed Book 1944, Page 275 and Warranty Deed from Janet B. McFadden, a widow to Janet McFadden Patterson and husband, Robert C. Patterson, Jr. as recorded on the 3rd day of September, 1953 in Deed Book 2195, Page 377, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement recorded in Book 5177, Page 457.

e. Agreement for Dedication of Easement recorded in Book 7529, Page 928.

f. Grant of Gas Service Line or Fuel Line Agreement recorded in Book 9091, Page 715.

g. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED