Return to: John T. Cook, P.C.

Box 14
File #24814-8

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130034337 DEEDWARR Recvd: 04/26/13 08:40 2 pgs Fees:13.00 Taxes:1387.50 20130426-0041499	The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of April, 2013. Notary Public My commission expires: (AFFIX SEAL)

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Matthew Taylor **Allison J. Taylor**	**Regions Bank d/b/a Regions Mortgage**	**Map 104-15-0 Parcel 019.00**
2607 Natchez Trace	**2050 Parkway Office Circle**	
Nashville, TN 37212	**Birmingham, AL 35244**	

FOR AND IN 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,

D. Scott Denbo, Jr. and wife, Erin Denbo

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

David Matthew Taylor and Allison J. Taylor, husband and wife

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:

Tract I: Land in Davidson County, Tennessee, being the South 60 feet of the North 219 feet of the East 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, page 6,Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 32 fronts 60 feet on the westerly side of Natchez Trace, formerly 28th Avenue South, and runs back between parallel lines parellel to and 165 feet North of the north margin of Westwood Avenue, 150 feet to a dead line in the rear.

Tract II: Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 165 feet of the Easterly 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, page 6,Register's Office for Davidson County, Tennessee, and adjoins the first tract above described as follows:

Beginning at a point in the southerly margin of Tract No. I above described, said point being 27 feet west of the westerly margin of Natchez Trace, formerly 28th Avenue South, thence along the southerly margin of Tract I, westerly 35 feet to a point; thence southerly 1 foot to a stake; thence easterly parallel to the margin of Westwood Avenue, 36 feet to a stake; thence northerly 1 foot to the point of beginning.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to D. Scott Denbo, Jr. and wife, Erin Denbo by Deed from Montee Gillespie and Tara N. Gillespie, dated January 4, 2007, of record in Instrument No. 20070109-0003958, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **2607 Natchez Trace, Nashville, TN 37212**

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 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 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 my/our hand(s) this **25th** day of **April, 2013.**

D. Scott Denbo, Jr.

Erin Denbo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **D. Scott Denbo, Jr. and Erin Denbo,** the within named sellers, 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 Nashville, Tennessee, this **25th** day of **April, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17