BILL GARRETT, Davidson County
Trans:T20130050586 DEEDWARR
Recvd: 06/17/13 09:58 2 pgs
Fees:13.00 Taxes:666.00
20130617-0061404

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 13th day of June, 2013. Notary Public My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin H. Layer	SunTrust Mortgage, Inc.	
5018 Marchant Drive	901 Semmes Avenue	147-09-0-043.00
Nashville, TN 37211	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLOTTE MARIE TAYLOR MOSELEY AS EXECUTRIX OF THE ESTATE OF EVA MAE PERRY TAYLOR, AND AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF EVA MAE PERRY TAYLOR,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN H. LAYER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 102 on the Plan of Crievewood, of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard L. Taylor and wife, Eva Perry Taylor by Deed from Robert G. Cross and wife, Adeline W. Cross of record in Book 3704, page 177, Register's Office for Davidson County, Tennessee, dated February 19, 1964, and recorded on March 18, 1964. The said Leonard L. Taylor having since predeceased his wife, Eva Perry Taylor, leaving her as the surviving tenant by the entirety. The said Eva Perry Taylor a/k/a Eva Mae Perry Taylor died on November 5, 2012, and by her Last Will and Testament filed as Docket No. 12P-1847 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, devised the subject property to her daughter, Charlotte Marie Taylor Moseley, and further appointed the said Charlotte Marie Taylor Moseley as Executrix of her estate.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5018 Marchant Drive, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2013.

Estate of Eva Mae Perry Taylor

Charlotte Marie Taylor Moseley, Executrix
Charlotte Marie Taylor Moseley, Executrix

Charlotte Marie Taylor Moseley
Charlotte Marie Taylor Moseley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charlotte Marie Taylor Moseley, Individually and as Executrix of the Estate of Eva Mae Perry Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013