BILL GARRETT, Davidson County
Trans:T20130050628 DEEDWARR
Recvd: 06/17/13 10:37 2 pgs
Fees:13.00 Taxes:407.00

20130617-0061466

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this ~~22nd~~ 29th day of May, 2013.

Notary Public
My commission expires: 11/22/14

04-1305-54708

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Properties I, LLC 2308 Nashboro Blvd. Nashville TN 37217	New Owner Same	135-12-0-B-121.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tony Jerome Elion, Jr., a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Taylor Properties I, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors 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. 121, on the Plan of Nashboro-Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony Jerome Elion, Jr. by deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated January 4, 2007, recorded January 8, 2007, of record in Instrument No. 20070108-0003082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2308 Nashboro Blvd., Nashville, TN 37217

Rayni Elion, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of May, 2013.

Tony Jerome Elion, Jr.
By: Rayni Elion, AIF

Rayni Elion

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rayni Elion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Tony Jerome Elion, Jr. and that she is authorized by Tony Jerome Elion, Jr. to execute this instrument on his behalf.

Witness my hand and seal at Smyrna, Tennessee, this 29th day of May, 2013.

Paige B. Mayercik
State of Tennessee at Large

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 11/22/14

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rayni Elion the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 29th day of May, 2013.

Notary Public at Large

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 11-22-2014