File Box 9B

23

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130052223 DEEDWARR
Recvd: 06/20/13 11:43 2 pgs
Fees:13.00 Taxes:1846.30

20130620-0063308

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Stewart R Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 2013

Notary Public

MY COMMISSION EXPIRES: 1/6/14

(AFFIX SEAL)

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Taylor and Stewart R. Taylor	New Owner	13011007400
4505 Harpeth Hills Drive	301 Westview Avenue	
Nashville, TN 37215	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Thomas W. Cook, III, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Taylor and Stewart R. 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:

Land in Davidson County, Tennessee, being Lot No. 3 of Block G on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas W. Cook III by deed dated April 26, 2013, from Larry W. Buie, unmarried, of record in Instrument No. 20130429-0042045, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) State and County taxes for the year 2013, which have been prorated and assumed by Grantee; (2) Plan of record as Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, which shows the following: (a) a seventy-five foot (75') front setback line from Harpeth Hills Drive; and (b) a ten foot (10') utility easement along the rear lot line; and (3) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) UNIMPROVED property known as **4505 Harpeth Hills Drive, Nashville, TN 37215.** This property is not and has never been the principal residence of Grantor or Grantor's spouse.

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, 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 hand this the 19th day of June, 2013.

Thomas W. Cook, III.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas W. Cook, III.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2013.

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission expires: March 8, 2014

Notary Public