BILL GARRETT, Davidson County
Trans:T20130068519 DEEDWARR
Recvd: 08/09/13 09:38 2 pgs
Fees:13.00 Taxes:397.12
20130809-0083711

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,329.11

Elaine Meriam
Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian W. Taylor and wife, Stephanie M. Taylor and Larry W. Taylor and wife, Donna S. Taylor	Wells Fargo Home Mortgage	061160029[illegible]
	(NAME)	
1218 Greenland Avenue	1500 W. Benson Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Anchorage, AK 99508	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Victoria Parker, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian W. Taylor and wife, Stephanie M. Taylor and Larry W. Taylor and wife, Donna S. Taylor, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 11TH CIVIL DISTRICT, AND BEING A PART OF TRACT NO. 3 IN THE SUBDIVISION OF THE DR. WILLIAM WILLIAMS PLAN, AS OF RECORD IN PLAN BOOK 2, PAGE 128, CHANCERY COURT AT NASHVILLE AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF GREENLAND AVENUE, AT A POINT 377 FEET EAST OF THE NORTHEAST CORNER OF LOT NO. 36 OF THE PLAN OF THE SUBDIVISION OF A PART OF THE GREENLAND TRACT AS OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTHWARDLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT NO. 36, 225 FEET TO A POINT IN A DEAD LINE; THENCE AT RIGHT ANGLES IN AN EASTERLY DIRECTION 55 FEET TO A POINT; THENCE NORTHERLY, PARALLEL TO THE EASTERLY LINE OF SAID LOT NO. 36, 225 FEET TO THE CENTER OF GREENLAND AVENUE; THENCE WITH THE CENTER OF SAID AVENUE WESTERLY 55 FEET TO THE BEGINNING. AS CORRECTED BY SCRIVENERS ERROR AFFIDAVIT OF RECORD IN INSTRUMENT NO. 201307180074225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. PARKER AND WIFE, VICTORIA PARKER BY WARRANTY DEED FROM JUANITA S. TAYLOR AND HUSBAND STEPHEN LYLE TAYLOR OF RECORD IN INSTRUMENT NO. 20030403-0044170, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN J. PARKER HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1218 Greenland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of July, 2013.

Victoria Parker
Victoria Parker

STATE OF Tennessee

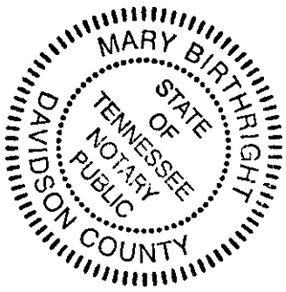
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Parker, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072