THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

Affiant

Sworn to and subscribed before me this 16 day of August, 2013.

Notary Public

My Commission Expires: 2014

CHELSEA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
David R. Taylor	3900 & 3902 Oxford Drive	Owner	
3900 & 3902 Oxford Drive			061-15-0-272.00
Nashville, TN 37216	Nashville, TN 37216		

Davidson County DEEDWARR
Recvd: 08/29/13 14:31 2 pgs
Fees:13.00 Taxes:573.50
20130829-0091470

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Winward Properties, Inc.,** (Grantor), has bargained and sold and by these presents do hereby transfer and convey unto **David R. Taylor and Littera L. Taylor,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos 54 & 55 on the plan of M.N Young's Inglewood Annex, as shown by plat of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. This is improved property, known as 3900 & 3902 Oxford Street, Nashville, TN, 37216.
>
> Being the same property conveyed to Winward Properties, Inc., by Warranty Deed, from Dorris L. Moore, Trustee and Leroy M. Scruggs, Trustee, dated July 30, 2013, of record in Instrument # 20130802-0080801, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of August, 2013.

Winward Properties, Inc.

BY: Tim King
President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, Tim King, with whom I am personally acquainted, and who acknowledged that he/~~she~~ executed the within named instrument for the purposes therein contained and who further acknowledged that he/~~she~~is President of Winward Properties, Inc. and is authorized to execute this instrument on behalf of Winward Properties, Inc.

Witness my hand at office this 15 day of August, 2013.

Notary Public

My Commission Expires:

1.24.2017

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Charles E. Morton IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary' Seal (if on paper)

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH 15