This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2013

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130088468 DEEDWARR
Recvd: 10/14/13 11:56 2 pgs
Fees:13.00 Taxes:573.50
20131014-0107269

Address New Owner:	Send Tax Bill To:	Map & Parcel:
E. Neil Jay Patsy L. Jay 989 Todd Preis Drive, Unit N-403 Nashville, TN 37221	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	142-5D/46.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Stephen E. Taylor and Anne Taylor Robinson, heirs of Edward A. Taylor and Joanne D. Taylor, Both Deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **E. Neil Jay and Patsy L. Jay, husband and wife,** hererinafter called the Grantees their heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. N-403 together with the carport designated N-403C on the plan of Phase One, Section Four, River Plantation Condominiums, of record in Book 4860, Page 17, 18 and 19 and amended in Book 4860, Page 107, 108 and 109 all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward A. Taylor and Joanne D. Taylor by deed from Larry E. Lancaster, dated January 10, 1991 of record in Book 8274, Page 450, Register's Office for Davidson County, Tennessee. The said Edward A. Taylor having since died on August 15, 2005 and said Joanne D. Taylor having since died on July 12, 2013 leavings said property to their heirs, to-wit: Stephen E. Taylor and Anne Taylor Robinson.

This is improved property known as: 989 Todd Preis Drive, Unit N-403, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 4th day of October, 2013.

Stephen E. Taylor by Katherine D. Abernathy, Atty. In Fact

Stephen E. Taylor by Katherine D. Abernathy,
Attorney-In-Fact

Anne Taylor Robinson by Katherine D. Abernathy, Atty. In Fact

Anne Taylor Robinson by Katherine D. Abernathy,
Attorney–In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Katherine D. Abernathy to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Stephen E. Taylor of record in Book 4, Page _____, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of Stephen E. Taylor and who acknowledged the execution of the same to be her free act and deed on behalf of said Stephen E. Taylor.

*20131014-0107267

Witness my hand at Brentwood, TN, this 4th day of October, 2013.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Katherine D. Abernathy to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Anne Taylor Robinson of record in Book 4, Page _____, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of Anne Taylor Robinson and who acknowledged the execution of the same to be her free act and deed on behalf of said Anne Taylor Robinson.

*20131014-0107266

Witness my hand at Brentwood, TN, this 4th day of October, 2013.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY