NEW PROPERTY OWNERS ARE AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
John T. Brown & Carl Brown 657 Long Hunter Ct. Nashville, TN 37217	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map Parcel No. 135-08-0-A-657	

BILL GARRETT, Davidson County
Trans:T20130090343 DEEDWARR
Recvd: 10/21/13 11:51 2 pgs
Fees:13.00 Taxes:118.40
20131021-0109595

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **THIRTY TWO THOUSAND AND NO/100 ($32,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, I, **DONALD K. TAYLOR,** have this day bargained and sold and by these presents do hereby transfer and convey unto, **JOHN T. BROWN AND CARL BROWN** as Tenants in common and equal shares of fifty percent (50%) each, there heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 657, on the Horizontal Property Regime for Nashboro Village Nineteen Condominium, as recorded in the Master Deed of record in Book 5333, page 957 and shown on plan of record in Plat Book 5200, page 80, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocations to said unit as set forth in said Master Deed.

Being the same property conveyed to DONALD K. TAYLOR and wife, PHYLLIS A. PUTNAM TAYLOR, by deed from 2154 TRADING CORPORATION, a New York Corporation, of record in Book 5488, page 229, dated July 24, 1979, said Register's Office. The said Donald K. Taylor and Phyllis A. Putnam Taylor were divorced on or about January 3, 1983 and the Final Decree was filed in the Sixth Circuit Court of Davidson County, Tennessee under Case No. 82D-3205 and the said Donald K. Taylor was awarded the subject property. The Final Decree is instrument number 20131015-0107687, Register's Office of Davidson County, Tennessee.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes which are to be paid at closing, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

This is improved property at 657 Long Hunter Court, Nashville, TN 37217.

I FURTHER COVENANT with the said **GRANTEE** and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS My hand this, the 21 day of October, 2013.

Donald K. Taylor

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 DONALD K. TAYLOR, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21st day of October, 2013.

Lindsey Vogel
NOTARY PUBLIC

LINDSEY VOGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

My Comm. Expires: 12-06-16

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Paul Brown
AFFIANT

SUBSCRIBED and sworn to before me, this the 21st day of October, 2013.

Lindsey Vogel
NOTARY PUBLIC

LINDSEY VOGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

My Comm. Expires: 12-06-16