THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130094525 DEEDWARR
Recvd: 11/05/13 12:48 2 pgs
Fees:13.00 Taxes:523.55
20131105-0114792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***141,500.00.

Charles J Taylor Jr
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 1 day of November, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 6.21.17

ADDRESS OF NEW OWNER

Charles J. Taylor, Jr.
1559 Lincoya Bay Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO

Farmington Financial Group, LLC
2002 Richard Jones Road
Suite 300A
Nashville, Tennessee 37215

MAP & PARCEL NOS.

MAP 109-05-0 D
PARCEL 030.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty One Thousand Five Hundred and 00/100 Dollars ($***141,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Paul M. Myers, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Charles J. Taylor, Jr., married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1559 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration for Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument 200406280076712 and Supplementary Declarations in Instrument 200410280129585, and Instrument 200509230114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Cottages at Williams Bend Townhouses of placement of units, as shown on Exhibit "C" to the Declaration of Covenants of record In Instrument 200410280129585, for a more complete description.

BEING the same property conveyed to Paul M. Myers, unmarried, by Warranty Deed dated July 29, 2005, from 70 South Associates, LLC, a Tennessee limited liability company, of record as Instrument No. 20050801-0089893 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1559 Lincoya Bay Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. All matters shown on Exhibit "C" of the First Supplementary Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20041028-0129585 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 1 day of November, 2013.

Paul M. Myers

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

Witness my hand and official seal this 1 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY