NEW OWNER:

Michael Taylor
Rachel Taylor
1310 Chester Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1155

Map 072 Group 14-0 Parcel 316.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130101316 DEEDWARR
Recvd: 12/03/13 10:31 2 pgs
Fees:13.00 Taxes:699.30
20131203-0122886

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Nine Thousand and 00/100 Dollars ($189,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL TAYLOR and RACHEL TAYLOR** (BOTH UNMARRIED) ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1312 Chester Avenue Townhomes, of record in Instrument No. 20130521-0050949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to John Blackwell, by Quitclaim Deed from Frank Bryant, dated May 2, 2013, and of record in Instrument No. 20130521-0050948, Register's Office for Davidson County, Tennessee. For further reference see Warranty Deed of record in Instrument No. 20130312-0024289, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1310 Chester Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 25 day of **November, 2013**.

JOHN BLACKWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN BLACKWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 25 day of **November, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00 .

AFFIANT

Sworn to and subscribed to before me 25th day of **November, 2013**.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY