BILL GARRETT, Davidson County
Trans:T20130101818 DEEDWARR
Recvd: 12/04/13 11:13 2 pgs
Fees:13.00 Taxes:1609.50
20131204-0123497

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $435,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2013. Notary Public My Commission Expires: 4-24-17

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Catherine C. Sullivan 3020 23rd Avenue S Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 117 02 0 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. TAYLOR AND WIFE, ANNE E. TAYLOR**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CELIA J. LEIBACHER, UNMARRIED, AND CATHERINE C. SULLIVAN, UNMARRIED, AS TENANTS IN COMMON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 40 feet of Lot No. 10 and the northerly 30 feet of Lot No. 9 of Book 3 on the Map of W.V. Davidson's Hillsboro Highlands as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Taylor and wife, Anne E. Taylor, by deed dated July 28, 2005, from James Michael Meyer, an unmarried man, recorded on August 8, 2005, as Instrument No. 20050808-0093485, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3020 23rd Avenue S, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of December, 2013.

Robert M. Taylor

Anne E. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. TAYLOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2013

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE E. TAYLOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2013

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____