Foundation Title + Escrow, LLC.
2073 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This instrument prepared by ~~& return to:~~ Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of December, 2013, by and between Ashley B Pinson and Marvin Frank Pinson III, party of the first part, and Jordan Taylor, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being part of Lot No. 3 on the plan of W.H. Hyronemous Addition as of record in Book 161, Page 174, Register's Office for said County, and part of Lot No. 8 in the division of the Estate of John Hobson, deceased as of record in Minute Book "L", Page 383, Circuit Court for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Granada Avenue, formerly Bailey Avenue 145.6 feet westwardly from the Gallatin Pike, as widened: running thence southwardly parallel with the westerly margin of the Gallatin Pike 120 feet, more or less, to the southerly margin of the lot conveyed by Thos. S. Weaver, Clerk and Master, to Lula A. Lanier, by deed of record in Book 267, Page 257, said Register's Office; thence westwardly along the southerly margin of said last mentioned lot, 50 feet to the southwest corner of the same; thence northwardly parallel with the westerly margin of The Gallatin Pike 119 feet to a point in the southerly margin of the Granada Avenue; thence eastwardly along the margin of said Granada Avenue 50 feet to the beginning.

Being all or part of the same property conveyed to Ashley B. Pinson and Marvin Frank Pinson, III by virtue of that certain Warranty Deed dated February 3, 2006, at Instrument No. 20060208-0015462 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien now due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20130106837 DEEDWARR
Recvd: 12/26/13 09:40 2 pgs
Fees:13.00 Taxes:444.00
20131226-0129725

WITNESS the signature of the party of the first part the day and year first above written.

Ashley B Pinson

Marvin Frank Pinson III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ashley B Pinson and Marvin Frank Pinson III, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2013.

Notary Public

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/28/15

Property Owner & Address:	Jordan Taylor 1042 Granada Avenue Nashville, TN 37206
Tax Parcel No	08301021900
Property Address:	1042 Granada Avenue Nashville, TN 37206
MAIL TAX BILLS TO:	Owner at Owner's Address 1042 Granada Avenue **Nashville, TN 37206**
Firm File #:	20131208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of December, 2013.

Notary Public

CELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, TENN

My Commission Expires:_____

My Comm. Expires
May 5, 2015