Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W, Suite 100
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2013.

Notary Public
My commission expires: 11/22/14

04-1311-54936

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Taylor 1747 16th Avenue North Nashville TN 37208	Same as New Owner	081-11-0-235.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gennie Dawson Dillard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phillip Taylor, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 353, on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 353 fronts 50 feet on the Westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Joe Dillard and wife, Gennie Dawson Dillard by deed from Mary Frierson Dawson and Semora Frierson Webster, dated April 16, 1979, recorded April 20, 1979, of record in Book 5424, Page 29, Register's Office for Davidson County, Tennessee. The said Joe Dillard having since died leaving Gennie Dawson Dillard as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1747 16th Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20130107640 DEEDWARR
Recvd: 12/30/13 10:34 2 pgs
Fees:13.00 Taxes:37.00
20131230-0130676

WITNESS my hand this 6th day of December, 2013.

Gennie Dawson Dillard

Gennie Dawson Dillard

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gennie Dawson Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of December, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14