BILL GARRETT, Davidson County
Trans:T20130108002 DEEDWARR
Recvd: 12/31/13 11:11 3 pgs
Fees:18.00 Taxes:1813.00
20131231-0131160

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14
25618-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
3706 West End LLC 421 East Iris Drive Suite 300 Nashville, Tennessee 37204	New Owner	Map 104-09-0 Parcel 124-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ALLENE TAYLOR, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto 3706 WEST END LLC, a Tennessee limited liability company, hereinafter referred to as the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 80 feet of Lot No. 29 of Block No. 7 on the Plan of Richland Realty Company's Division "A". Said plan is of record in Book 161, Page, 151, Register's Office for said County, and shows said property divided into blocks, but does not show the subdivision of blocks into lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into lots, said part of Lot No. 29 fronts 80 feet on the northerly side of West End Avenue and runs back between parallel lines 200 feet to the southerly line of Lot No. 30, the easterly line of said property being parallel with and 200 feet West of the westerly margin of Craighead Street.

BEING the same property conveyed to James L. Taylor and wife, Allene Taylor by Deed dated June 13, 1963 from Flossie L. Lefkovits of record in Book 3572, Page 583, Register's Office for Davidson County, Tennessee. The said James L. Taylor having since died on March 7, 2004, Allene Taylor took title as surviving tenant by the entirety.

This improved property is also known as 3706 West End Avenue, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she 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 set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of December, 2013.

Allene Taylor by Sandra Jones Atty-in-Fact
Allene Taylor
By: Sandra Jones, Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within-named **SANDRA JONES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **ALLENE TAYLOR**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **ALLENE TAYLOR** for the purpose therein contained, by signing the name of **ALLENE TAYLOR** by herself as Attorney-in-Fact.

WITNESS my hand, at office this 30th day of December, 2013.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me this
30th day of December, 2013.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of Record in Book 161, Page 151, Register's Office for Davidson County, Tennessee.

3. Eight-inch sewer easement as stated in the Deed of record in Book 3572, Page 583, Register's Office for Davidson County, Tennessee.