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BILL GARRETT, Davidson County
Trans:T20140016022 DEEDWARR
Recvd: 03/10/14 10:12 2 pgs
Fees:13.00 Taxes:1032.30
20140310-0019760

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 7th day of March 2014, by and between Bertha C Taylor by Willie Murphy, Attorney In Fact, an unmarried woman, party of the first part, and Robert J Schneider, and William Wiggs Thompson IV , 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 Lot Number 2 on the Plat of Edgehill Estates, Section 90, of record in Book 4715, Page 154, Register's Office for said County.

Said Lot No 2 fronts 67.75 feet on the east margin of 15th Avenue, South and extends back 150.00 feet on the north line and 150.00 feet on the south line to a line in the rear which measures 67.75 feet.

This property is conveyed subject to a 40.70 foot setback line from 15th Avenue South, a 10 foot easement for utilites along the north, a 10 foot easement for utilities across the southwest corner, and all easements recorded in the Register's Office of Davidson County, Tennessee.

In prior deed of record, this property was formerly referred to as Lot F on the Map of Belcourt Terrace of record in Book 2330, Page 107, Register Office for said County, being a re-subdivision of Lots Nos. 61, 62, 63, and 64, of O.B. Hayes Rokeby Addition, of record in Book 21, Page 87, Register's Office for said County.

Being all or part of the same property conveyed to J. Franklin Taylor and Bertha C. Taylor by virtue of that certain Warranty Deed dated September 23, 2059, at Instrument No. Book 2961, Page 539 in the Register's Office of Davidson County, Tennessee. J. Franklin Taylor and Bertha C Taylor held this property as tenants by the entirety until the death of J Franklin Taylor on April 27, 1996, leaving Bertha C Taylor as the remaining tenant by the entirety.

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 2014 Davidson **County real property taxes, being a lien not yet 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.

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

BERTHA C. TAYLOR BY Willie Murphy HER ATTORNEY IN FACT

Bertha C Taylor by Willie Murphy, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2014, before me personally appeared Willie Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Bertha C Taylor and acknowledged that he executed the same as the free act and deed of the said Bertha C Taylor.

WITNESS my hand and official seal at office this 7th day of March, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Robert J Schneider
William Wiggs Thompson IV

Tax Parcel No 10505018800

Property Address: 1702 15th Avenue South
Nashville, TN 37212

MAIL TAX BILLS TO: SAME

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 $279,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William Wiggs Thompson IV
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE me this 7 day of March, 2014.

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: JANUARY 21, 2018