BILL GARRETT, Davidson County
Trans:T20140022839 DEEDWARR
Recvd: 04/04/14 10:29 2 pgs
Fees:13.00 Taxes:417.73
20140404-0028191

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0229

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2014

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eugene Wade 328 Forrest Park Rd Madison, TN 37115	NEW OWNER	043-13-0-395.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sam C. Taylor, Jr., married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene Wade

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lying and Being in the 11th District of said County, lying south of certain Lots in Block I on the Map of Forest Park Subdivision at Madison, Tennessee, as recorded in Plan Book 843, page 44, Register's Office for said County, and described according to a survey made by Harvey Gee, November 5, 1955, as follows:

Beginning at a point in the west margin of Forest Park Road, 220 feet south of the southeast corner of Lot No. 43 of said Forest Park Subdivision, said point being 665 feet south of the south margin of Elm Street; thence north 87 degrees 48 minutes West 365 feet to an iron pin; thence south 4 degrees West 110 feet to an iron pin; thence south 87 degrees 48 minutes East 365 feet to an iron pin in the west margin of Forest Park Road; thence with the margin of the same North 4 degrees East, 110 feet to the point of beginning.

BEING the same property conveyed to Sam C. Taylor, Jr., a single person, by Special Warranty Deed from Federal Home Loan Mortgage Corporation "Freddie Mac", dated 9/13/10 and recorded 10/18/10 in Instrument No. 20101018-0083034, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 328 Forrest Park Rd, Madison, TN 37115.

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 so 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2014.

Sam C. Taylor, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sam C. Taylor, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2014.

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)