WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of ~~APRIL~~ May, 2014..

Notary Public

MY COMMISSION EXPIRES: ~~May 8, 2017~~. 7-5-16

(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2417 Lebanon Road LLC	Same As New Owner	**0950301040**
(NAME) **2417 Lebanon Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Cynthea B. Taylor, Trustee of The Cynthea B. Taylor Living Trust, established by the Revocable Trust Agreement of Cynthea B. Taylor and Patricia Taylor Clucker, each a ½ undivided interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2417 Lebanon Road LLC, a Tennessee Limited Liability Company**, 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:

Beginning at a point in the center of the Lebanon Pike, at the northeast corner of tract of land conveyed to H.C. McFarland by deed from Chas. W. Mitchell and wife, of record in Book 433, Page 93, Register's Office for said County; thence with the center of said Pike, north 78-3/4 degrees east 150 feet to a point; thence southwardly 165 feet to a point; thence westwardly 150 feet to a point in the eastern boundary line of said McFarland property; thence with McFarland's line, northwardly 165 feet to the beginning.

Being the same property conveyed to Carl D. Taylor and wife, Kathryn C. Taylor by deed of record in Book 1852, Page 609. Carl D. Taylor preceding Kathryn C. Taylor in death and Kathryn C. Taylor being deceased, said property was conveyed to Richard D. Taylor, Sr. and Patricia Taylor Clucker by will as recorded in Will Book 142, Page 27, Seventh District Circuit Court of Davidson County, Tennessee.

The said Richard D. Taylor, Sr. thereafter died and devised his ½ undivided interest in said property to Caroline Cynthea Braly Taylor, Executrix, the said Caroline Cynthea Braly Taylor, as Executrix thereafter conveyed her ½ undivided interest in said property to Caroline Cynthea Braly Taylor by Quitclaim Deed of record in Instrument No. 20080303-0020915, Register's Office for Davidson County, Tennessee. Thereafter said property was conveyed to Cynthea B. Taylor, Trustee of the Cynthea B. Taylor Living Trust, established by the Revocable Trust Agreement of Cynthea B. Taylor, dated February 4, 2010 by Deed recorded in Instrument No. 20111110-0088109, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2417 Lebanon Pike, Nashville, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Davidson County DEEDWARR
Recvd: 05/12/14 11:34 3 pgs
Fees:18.00 Taxes:2035.00
20140512-0040386

Witness my hand this 5th day of May, 2014.

Cynthea B. Taylor, Trustee of The Cynthea B. Taylor Living Trust, established by the Revocable Trust Agreement of Cynthea B. Taylor

By: Cynthea B. Taylor, Trustee

Lisa H. Taylor, as Attorney-in-fact

Lisa H. Taylor

Patricia T. Clucker

Patricia T. Clucker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Lisa H. Taylor** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument on behalf of **The Cynthea B. Taylor Living Trust By: Cynthea B. Taylor, Trustee** as Attorney-in-fact, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2014.

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum
Notary Public

STATE OF ARIZONA

COUNTY OF Maricopa

Before me, the undersigned, of State and County aforesaid, personally **Patricia T. Clucker** appeared with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Sun City, Arizona** this 20 day of February, 2014.

Commission expires: 8/30/2017

Talisa K. Medina
Notary Public

Talisa K. Medina
Notary Public
Maricopa County, Arizona
My Comm. Expires 08-30-17

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

