BILL GARRETT, Davidson County
Trans:T20140035986 DEEDWARR
Recvd: 05/22/14 13:18 2 pgs
Fees:13.00 Taxes:715.95
20140522-0044296

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen E. Taylor and Aubrey H. Taylor** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Terra Desertmoon Forest** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 107, Section Three, Holt Woods, as shown on plat of record in Book 7900, Page 977, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Karen E. Taylor and Aubrey H. Taylor, wife and husband, by Quitclaim Deed from Karen E. Hamm, dated 6/4/13 and recorded 6/13/13 in Instrument No. 20130613-0060361; and being the same property previously conveyed to Karen E. Hamm, an unmarried woman, by Warranty Deed from Jason B. Miller and Julie A. Bowers Miller, dated 10/10/08 and recorded 10/16/08 in Instrument No. 20081016-0104285, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 21st day of May, 2014.

Karen E. Taylor

Aubrey H. Taylor

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Karen E. Taylor and Aubrey H. Taylor** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2014.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$193,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marilyn Blankenship
Affiant

Sworn to and subscribed before me this 21st day of May, 2014.

Notary Public

My Commission Expires:_____

Map and Parcel: 172-15-0A-039.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Terra Desertmoon Forest
3500 Cobble Street
Nashville, TN 37211

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016