File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140045161 DEEDWARR
Recvd: 06/25/14 14:03 2 pgs
Fees:13.00 Taxes:1480.00
20140625-0055651

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53583
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pinnacle Bank, Trustee of The Kenner Revocable Trust Dtd. June 19, 2014 P.O. Box 291947 Nashville, TN 37229-1947	SAME

TAX MAP-PARCEL NUMBERS: 11604004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth K. King Taylor, married, ,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Pinnacle Bank, Trustee of The Kenner Revocable Trust, dated June 19, 2014** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly half of Lot No. 21 on the Plan of Kenner Manor Land Company's Subdivision, of record in Plan Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 50 feet on the easterly margin of Kenner Avenue and extends back 166.75 feet on the northerly line and 163.5 feet on the southerly line to the west line of a 10 foot reserve strip measuring 50.08 feet thereon.

Together with and subject to a Joint Driveway Agreement of record in Book 11150, page 838, said Register's Office.

Being the same property conveyed to Elizabeth K. King, unmarried, by Warranty Deed from Amanda J. Fraser, unmarried, dated April 2, 2012 and recorded on Aril 10, 2012, of record in Doc. No. 20120410-0030501, Register's Office for Davidson County, Tennessee. Elizabeth K. King is now known as Elizabeth K. King Taylor

Stephen Taylor, spouse of Elizabeth K. King Taylor, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 100, said Register's Office; Easement for sanitary sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 854, said Register's Office; Joint Driveway Agreement of record in Book 11150, page 838, said Register's Office.

This is improved property, known as: 170 Kenner Ave., Nashville, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2014.

Elizabeth K. King Taylor

Elizabeth K. King Taylor

Stephen Taylor

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2014 , before me the undersigned authority, personally appeared Elizabeth K. King Taylor and Stephen Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

SVP & Trust Officer

Affiant

Sworn and subscribed before me this the 25th day of June, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public