BILL GARRETT, Davidson County
Trans:T20140058302 DEEDWARR
Recvd: 08/08/14 13:49 2 pgs
Fees:13.00 Taxes:551.30
20140808-0071728

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 31st day of July, 2014, by and between Kathleen D Davis, a married woman, party of the first part, and Trina Taylor, , 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of East Nashville Real Estate Company's Plan of Lots of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for am roe complete description of the property.

Being all or part of the same property conveyed to Kathleen D. Davis by virtue of that certain Warranty Deed dated December 29, 2006, at Instrument No. 20070103-0001085 in the Register's Office of Davidson County, Tennessee. Seller Warrants that this property has not been used as her primary residence and has been used for investment purposes only.

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.

Kathleen D. Davis by A. Davis, Attorney in Fact

Kathleen D Davis, by Andy Davis, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Andy Davis, 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 Kathleen D Davis and acknowledged that he executed the same as the free act and deed of the said Kathleen D Davis.

WITNESS my hand and official seal at office this 31st day of July, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Trina Taylor

Tax Parcel No 08207034400

Property Address: 315 Grace Street
Nashville, TN 37207

MAIL TAX BILLS TO: FIRST STATE BANK
480 Oil Well Road
JACKSON TN 38305

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 $149,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Trina Taylor
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2014.

Joyce Jordan
Notary Public

My Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires AUG 23 2016