THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14092009** BILL GARRETT, Davidson County Trans:T20140078275 DEEDWARR Recvd: 10/17/14 08:46 3 pgs Fees:18.00 Taxes:407.00 20141017-0095851	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2014. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Eric Taylor 508 Twin Oaks Circle Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-03-0-010.00, 092-03-0-009.00, 092-03-0-008.00, 092-03-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Daphne J. Dixon** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Taylor, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: 2022 Jefferson Street, Nashville, TN 37208 (Map/Parcel No: 092-03-0-010.00)

Land in Davidson County, Tennessee, being the south part of the west 34 feet of Lot 10 and the east 6 feet of Lot 9, on Harding Lytle Tract, as of record in Plat Book 57, Page 123, Register's Office for said County.

Said part of said lots adjoin and front together 40 feet on the north side of Jefferson Street, and extend back 99.47 feet on the east line and 93.59 feet on the west line, to a dead line in the rear on which it measures 40.50 feet.

Tract 2: 2024 Jefferson Street, Nashville, TN 37208 (Map/Parcel No: 092-03-0-009.00)

Land in Davidson County, Tennessee, being part of Lot No. 9 in the Subdivision of Lots 1 and 2 of the Harding Lytle Tract, as of record in Plat Book 57, Page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Jefferson Street, at the common corner of Lots 8 and 9; thence with the line between said lots, northwardly 88.23 feet to a point in the right of way of Interstate Highway I-40; thence with the margin of the same, north 74 deg. 14 min. 18 inches east 44.5 feet to a point; thence south 6 deg. 27 min. 4 inches east 93.59 feet to the northerly margin of Jefferson Street; thence with the margin of the same, westerly 44 feet to the point of beginning.

Tract 3: 2026 Jefferson Street, Nashville, TN 37208 (Map/Parcel No: 092-03-0-008.00)

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the Subdivision of Lots Nos. 1 and 2 in the Harding Lytle Tract, as of record in Plat Book 57, Page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Jefferson Street at the common corner of Lots 8 and 9; thence with the margin of Jefferson Street 81 deg. 8 min. 43 inches west 39.58 feet to a point in the right of way of Interstate Highway I-40; thence with the margin of the same, north 23 deg. 59

min. 46 inches east 56.19 feet to a point; thence north 74 deg. 14 min. 18 inches east 12.6 feet to a point in the dividing line between Lots 8 and 9; thence with the same, southerly 88.23 feet to the point of beginning.

Tract 4: 2026 1/2 Jefferson Street, Nashville, TN 37208 (Map/Parcel No:092-03-0-007.00)

Land in Davidson County, Tennessee, being part of Lots 7 and 8 on the Plan of the Subdivision of Lots No. 1 and 2 of the Harding Lytle Tract, as of record in Plat Book 57, Page 123, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Jefferson Street, said point being the southeasterly corner of the property conveyed to Hemphill Press, Inc., by deed of record in Book 3840, Page 791, and being the southwesterly corner of the property conveyed to S.H. Hemphill, Jr., et al, as of record in Book 917, Page 176; thence with the northerly margin of Jefferson Street, South 81 deg. 8 min. 43 inches West 23.81 feet to a point in the right of way of Interstate I-40; thence with the same, north 23 deg. 59 min. 46 inches east 46.94 feet to a point; thence south 6 deg. 47 min. 4 inches east 39.58 feet to the point of beginning.

Being the same property conveyed to Daphne J. Dixon by Order of Probate from Randy Kennedy, Judge for the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, of record in Instrument No. 20100903-0070134, Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on September 03, 2010. The said Daphne J Dixon now being deceased on September 3, 2013, in Davidson County, Tennessee. Will probated in case #13P1585 granting Executrices the authority to sell on behalf of the Estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 123, Register's Office for Davidson County, Tennessee.

Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This is improved property located at 2022,2024,2026 & 2026B Jefferson St Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this15th day of October, 2014.

The Estate of Daphne J. Dixon

BY: _____
Arvis Gooch, Co-Executrix

BY: _____
Cheryl Bryant, Co-Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arvis Gooch and Cheryl Bryant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Executrixes of The Estate of Daphne J Dixon the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this15thday of October, 2014.

_____
Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018