BILL GARRETT, Davidson County
Trans:T20140081666 DEEDWARR
Recvd: 10/29/14 15:23 2 pgs
Fees:13.00 Taxes:740.00
20141029-0099948

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANS~~FER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of October, 2014

Kristian Booth
Notary Public
Commission Expires: 11-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
8th & Main I, Inc. 801 Main Street Nashville, TN 37206	NEW OWNER	082-12-0-024.00

WARRANTY DEED

FOR AND IN 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, I/WE,

R. Lynn Taylor and Mark Buchanan, as tenants in common, each owning 50% interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

8TH & MAIN I, INC.

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Neill S. Brown's First Addition to Edgefield, now East Nashville, as of record in Book 57, Pages 33 and 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines with the easterly margin of North 8th Street, 170 feet to an alley.

BEING the same property conveyed to R. Lynn Taylor and Mark Buchanan, as tenants in common, each owning a 50% interest, by Warranty Deed from R. Lynn Taylor and Robyn E. Smith, dated 1/18/07 and recorded 1/18/07 in Instrument Number 20070118-0007476, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 801 Main St., Nashville, TN 37206.

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

Dated this the 17th day of October, 2014.

R. Lynn Taylor

Mark Buchanan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. Lynn Taylor and Mark Buchanan As tenants in common, each owning a 50%** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2014.

Notary Public
My Commission Expires: _____

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

(Notary Seal)