WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088644 DEEDWARR
Recvd: 11/25/14 08:34 2 pgs
Fees:13.00 Taxes:573.50
20141125-0108425

Y-BR-14-2920

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harriett Kay C. Gray, Trustee of The Kay C. Gray Revocable Trust Agreement u/a/d August 23, 2013	new owner	
(NAME) **2920 Donna Hill**	(NAME)	**073-11-0-093.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MICHAEL L. TAYLOR JR. AND LESLIE M. TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HARRIETT KAY C. GRAY, TRUSTEE OF THE KAY C. GRAY REVOCABLE TRUST AGREEMENT U/A/D AUGUST 23, 2013,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael L. Taylor, Jr. and Leslie M. Taylor, husband and wife by deed from Richard T. Foley, III, an unmarried person of record in Instrument No. 20080507-0046910 Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on May 7, 2008.

This conveyance is subject to:
- Plan of record in Plat Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 307 and Book 2492, page 631, in the Register's Office for Davidson County, Tennessee,
- Easement for sanitary sewers and/or storm drainage of record in Book 4346, Page 519 and Book 6710, page 421, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2920 Donna Hill , Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21 DAY OF NOVEMBER, 2014.

Michael L. Taylor by John Gleaves, Attorney-in-Fact

Leslie M. Taylor by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL L. TAYLOR AND LESLIE M. TAYLOR, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL L. TAYLOR AND LESLIE M. TAYLOR.

JR.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212