	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$143,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of November, 2014. Notary Public My commission expires: 4/26/2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Taylor	NEW OWNER	**073-09-0-058.00**
2409 McGINNIS DRIVE		BILL GARRETT, Davidson County Trans:T20140090212 DEEDWARR Recvd: 12/02/14 13:08 3 pgs Fees:18.00 Taxes:529.10 20141202-0110439
NASHVILLE, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BILLY EDWARD REED, JR. AND NANCY PULLEY, CO-EXECUTORS OF THE ESTATE OF BILL EDWARD REED, SR., AND BILLY EDWARD REED, JR., MARRIED, AND NANCY PULLEY, MARRIED, AND BARBARA ELLEN DAVIS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL TAYLOR

HEREINAFTER CALLED THE GRANTEE, HER 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. 59 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 98 feet on the northerly side of McGinnis Drive and runs back 191.53 feet on the easterly line and 190.5 feet on the westerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Bill E. Reed and wife, Virginia E. Reed by Deed from Jack Murphy Norman and wife, Martha S. Norman, dated October 27, 1966, of record in Book 4072, Page 246, Register's Office for Davidson County, Tennessee. The said Virginia E. Reed having predeceased the said Bill E. Reed a/k/a Bill Edward Reed, Sr. and Billy Edward Reed, Sr. on or about March 31, 2014. Leaving subject property to Bill Edward Reed, Sr. as the sole surviving tenant by the entirety. The said Bill Edward Reed, Sr. having since died on or about April 26, 2014. The Last Will and Testament of Bill Edward Reed, Sr. filed with the Davidson County Probate Clerk's Office as Docket No: 14P1170, appoints Billy Edward Reed, Jr. and Nancy Pulley as Co-Executors of the Estate and devises the subject property to Billy Edward Reed, Jr., Nancy Pulley, and Barbara Ellen Davis as the sole surviving heirs at law of Bill Edward Reed, Sr. and Virginia E. Reed.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **2409 McGinnis Drive, Nashville, TN 37216**.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 25th day of November, 2014.

Estate of Bill Edward Reed, Sr.

By: Billy Edward Reed Jr. Executor
Billy Edward Reed, Jr., Executor

By: Nancy Pulley executor
Nancy Pulley, Executor

Billy Edward Reed, Jr.
Billy Edward Reed, Jr.

Nancy Pulley
Nancy Pulley

Barbara Ellen Davis by Billy Edward Reed, Jr. Atty in Fact
Barbara Ellen Davis by Billy Edward Reed, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Billy Edward Reed, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, an Estate, and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Billy Edward Reed, Jr. as such Executor.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 6/20/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Pulley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executor of the within named bargainor, an Estate, and that she as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Nancy Pulley as such Executor.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 6/20/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Billy Edward Reed, Jr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 6/26/2016



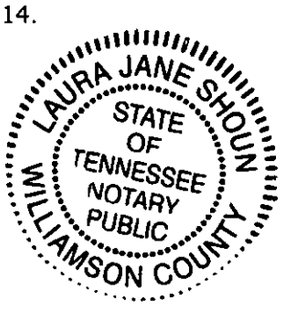
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Nancy Pulley, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 6/26/2016



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Billy Edward Reed, Jr., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Barbara Ellen Davis, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Barbara Ellen Davis, the within named bargainor by the said Billy Edward Reed, Jr., as such Attorney-in-fact.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 6/26/2016

