RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145166

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096315 DEEDWARR
Recvd: 12/26/14 09:13 2 pgs
Fees:13.00 Taxes:499.13
20141226-0117769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2014.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Box 44

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh J. Taylor Jr. 3710 Plantation Drive Hermitage, TN, 37076	ARK-LA-TEX Financial Services, LLC 5160 Tennyson Parkway Ste 2000 W Plano, TX, 75024	074-16-0-051.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($134,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL GENE HARRISON, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HUGH J. TAYLOR, JR. UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 549 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, pages 1 and 2, Register's office for said County.

Said Lot No. 549 fronts 80 feet on the West side of Plantation Drive, and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Michael Gene Harrison, by Warranty Deed from Karen G. Harrison dated February 13, 2003 and recorded July 25, 2003, of record in Instrument No. 20030725-0104148, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 3710 Plantation Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 22nd day of December, 2014.

Michael Gene Harrison

MICHAEL GENE HARRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Gene Harrison, 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 and seal, this the 22nd day of December, 2014.

Notary Public

KAREN L. TRUSTY

Printed Notary Name

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016