WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/15 15:29 2 pgs
Fees:13.00 Taxes:62.53
20150102-0000433



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$16,900.00.**

Harrid E. Burkhart
Affiant

Subscribed and sworn to before me this 30th day of December, 2014

Notary Public
My Commission expires: 8/5/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Harvid Development, LLC	SAME	05108000200
5543 Edmondson Pike, Suite 56		
Nashville, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Taylor and wife, Charlene L. Taylor,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harvid Development, LLC, a Utah limited liability company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Parcel "B" on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the Easterly margin of Gibson Drive, said point being 148 feet North of the Northwest corner of Lot 78 in said subdivision, thence with Easterly margin of Gibson Drive, Northwardly 100 feet to a point in the center of Gibson's Creek, being the Southwest corner of the property conveyed to Tom L. Bing and wife, by deed for E.C. Chance and wife, of record in Book 1878, Page 635, Register's Office for said County; thence with Bing's Southerly line Eastwardly 260 feet more or less to a Westerly margin of the L&N Railroad right-of-way; thence with the said right-of-way South 71 degrees 41 minutes East 15 feet to a point; thence continuing with said right-of-South 18 degrees 19 minutes West 150 feet to a point, said point being 169.4 feet North of the Northeast corner of Lot Number 78 in said subdivision; thence Westerly 225 feet more or less to the Easterly margin of Gibson Drive, the point beginning.

Being the same property conveyed to John M. Taylor and wife, Charlene L. Taylor from Flor Melgar, unmarried by Deed on September 8, 2008, of record in Instrument Number 20080919-0095946, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5441, Page 548 and Instrument Number 20120228-0017172 and Right-of-Way to Louisville and Nashville Railroad, Gibson Creek, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1015 Gibson Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 30, 2014.

John M. Taylor

Charlene Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **John M. Taylor and Charlene L. Taylor** to me known to be he persons described in and who executed the foregoing instrument, and acknowledged that hey executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY