FILE BOX 8

BILL GARRETT, Davidson County
Trans:T20150008965 DEEDWARR
Recvd: 02/04/15 14:29 2 pgs
Fees:13.00 Taxes:1417.10
20150204-0010661

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57154
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie Lee Marler Kurtis Taylor Alan D. Taylor Terry Roxane Taylor 5405 Cochran Drive Nashville, TN 37220	F & M Bank 2021 Richard Jones Road, Suite 200 Nashville 37215

TAX MAP PARCEL NUMBERS: 161010B05100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$383,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian Brandon and Terrell H. Sensing, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie Lee Marler and Kurtis Taylor, wife and husband, a one-half interest and Alan D. Taylor and Terry Roxane Taylor, husband and wife, a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Aberdeen Woods, Phase One, Section Three, of record in Book 9700, page 740, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Vivian Brandon, a married woman, by Warranty Deed from Betty Lou Townsend, an unmarried woman, dated November 5, 2009 and recorded on November 6, 2009, of record in Inst. No. 20091106-0103079, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to Taxes for 2015 and subsequent years; All matters shown on the Plan of record in Book 9700, page 740, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in Book 10790, page 189, Book 11303, page 555, Book 11714, page 843, Inst. No. 200002030011436, Inst. No. 200008160081296, Inst. No. 20030221-0023491, Inst. No. 20030221-0023492, and Inst. No. 20030730-0108227, said Register's Office.

This is improved property, known as 5405 Cochran Drive, Nashville, TN 37220 and also known as 900 Dundonnell Place, Nashville, TN 37220 (corner lot)

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 2015.

Vivian Brandon

Terrell H. Sensing

State of Tennessee

County of Davidson

On this 30th day of January, 2015, before me the undersigned authority, personally appeared Vivian Brandon and Terrell H. Sensing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $383,000.00.

Affiant

Sworn and subscribed before me this 30th day of January, 2015.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

Notary