Davidson County DEEDWARR Recvd: 07/27/15 11:02 3 pgs Fees:18.00 Taxes:617.90 **20150727-0073487**

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00.

Rita B Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of July, 2015.

D. Cenyon
Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gregory Taylor 4972 Old Hydes Ferry Pk. Nashville, TN 37218	SAME AS NEW OWNER	-06700005800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Paul Newman, Trustee of the Irrevocable Trust Agreement under Elmer Newman, dated June 27, 2012,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Taylor**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 4972 Old Hydes Ferry Pk. Nashville, TN 37218, County of Davidson

A tract of land in the 13th, formerly the 25th, Civil District of said County, described according to a survey made by Z.J. Wilkinson, Surveyor, April 6, 1948, as follows:

BEGINNING at a point in the center of Hydes Ferry Pike at the intersection of the center line of said Hydes Ferry Pike and the center line of Old Hickory Boulevard; thence with the center line of said Hydes Ferry Pike South 88 deg 15' East 281.6 feet to the center of Old Sulphur Creek Road, thence with the center of said Old Sulphur Creek Road North 4 deg 45' East 510 feet to the southerly line of the Tennessee Central Railroad right-of-way; thence with the southerly line of said right-of-way westwardly 170 feet to the center line of said Old Hickory Boulevard; thence with the center line of said Old Hickory Boulevard South 14 deg 45' West 372 feet, South 19 deg West 200 feet to the beginning, containing 2.8 acres.

Being the same property conveyed to Paul Newman, Trustee under the Irrevocable Trust Agreement of Elmer Newman dated 6/27/2012 by deed from Elmer Newman dated 6/27/2012, recorded 7/2/2012 and filed of record in Book 20120702-0057505, Page , said Register's Office.

Tax Map and Parcel ID is as follows 06700005800

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4972 Old Hydes Ferry Pk., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 24th day of July, 2015.

Paul Newman, Trustee of the Irrevocable Trust Agreement under Elmer Newman, dated June 27, 2012

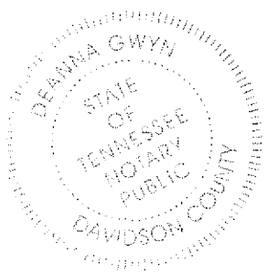
BY: Paul Newman, Trustee
Paul Newman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Paul Newman,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Trustee of the Irrevocable Trust Agreement under Elmer Newman, dated June 27, 2012**, the within named bargainor, a corporation, and that he as **Trustee**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Trustee of the Irrevocable Trust Agreement under Elmer Newman, dated June 27, 2012.**

Witness my hand and official seal at office this 24 day of July, 2015

D. Gwyn
Notary Public
Commission Expiration: 5/8/18



True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

