BILL GARRETT, Davidson County
Trans:T20150088940 DEEDWARR
Recvd: 10/19/15 15:20 2 pgs
Fees:13.00 Taxes:573.50
20151019-0106242

Warranty Deed

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this the 16th day of October, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rice Property Management, LLC	New Owner	
5214 Maryland Way, Suite 200		092-09-09336.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHYLLIS DENISE TAYLOR CARTWRIGHT. UNMARRIED, LATANYA YVONNE TAYLOR BUCHANAN, MARRIED AND MARQUICE EUGENE TAYLOR, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 2 on the Plan of Resubdivision Lots 41 & 42 Wilcox Property of record in Plat at Instrument No. 20141216-0115020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Howard E. Taylor and wife, Mattie Marie Taylor from Robert C. Greer and wife, Emma Baker Greer by deed dated January 18, 1952 of record in Book 2034, page 111, Register's Office for Davidson County, Tennessee. The said Mattie Marie Taylor having since died on or about February 2, 2015 leaving Howard E. Taylor as the surviving tenant by the entirety. The said Howard E. Taylor a/k/a Howard Eugene Taylor having then died on or about March 2, 2015 leaving as his sole heirs at law Elaine Marie Taylor Haskins, Phyllis Denise Taylor Cartwright and Latanya Yvonne Taylor Buchanan as evidenced by Affidavit of Heirship as to the Heirs at Law of Howard Eugene Taylor of record as Instrument No.20150901-0088666, said Register's Office.

Being the same property conveyed to Phyllis Denise Taylor Cartwright and Latanya Yvonne Taylor Buchanan and Marquice Eugene Taylor, as tenants in common by Quitclaim deed from Elaine Marie Taylor Haskins, Phyllis Denise Taylor Cartwright and Latanya Yvonne Taylor Buchanan, being the sole Heirs

at Law of Howard E. Taylor, deceased of record in Instrument No. 20150909-0091621 Register's Office for Davidson County, Tennessee, dated September 9, 2015 and recorded on September 09, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 405 33rd Avenue North, Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of October, 2015.

Phyllis Denise Taylor Cartwright
Phyllis Denise Taylor Cartwright

Latanya Yvonne Taylor Buchanan
Latanya Yvonne Taylor Buchanan

Marquice Eugene Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phyllis Denise Taylor Cartwright, Latanya Yvonne Taylor Buchanan and Marquice Eugene Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of October, 2015.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018