WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15 2215

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

James Richard Owens, Jr.

TO: Kerri Taylor and Verrico D. Taylor
7656 Whites Creek Pike
Joelton, TN 37080

MAP & PARCEL:
009-00-0-027.00

SEND TAX BILLS TO: Cornerstone Home Lending, Inc., 1177 West Loop South Suite 200
Houston, TX 77027

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, James Richard Owens, Jr., unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Kerri D. Taylor and Verrico D. Taylor, wife and husband, Grantees herein, their successors and assigns, the following described property:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the north easterly margin of the Springfield to Joelton Road, 25 ft. at right angles from center of said road, and being the N.W. corner of a tract of land conveyed to Cleve Baxter as of record in Book 772, page 192, Register's Office, Davidson County, Tennessee. Thence with the northeasterly margin of said road N 51 deg. 30' W 104.0 ft. to an iron pin; thence N 42 deg 45' E 216.7 ft. to an iron pin in the McIntyre South line and being 89.1 ft. east of old Reasoner McIntyre corner; thence S 88 deg. 30' E 618.0 ft to a fence corner being the S. W. corner of the 36.5 acre tract conveyed by Jason B. Ferguson to G. M. Reasoner as of record in Book 175, page 210; thence S 73 deg. W 711.5 ft. to the point of beginning.

BEING the same property conveyed to James Richard Owens, Jr. from James Edward Stinson, married, by deed dated June 5, 2003, of record in Instrument No. 20030606-0078360, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2015 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

This is improved property known as 7656 Whites Creek Pike, Joelton, TN 37080

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20150108901 DEEDWARR
Recvd: 12/28/15 10:46 2 pgs
Fees:13.00 Taxes:536.50
20151228-0129754

IN WITNESS WHEREOF, I have hereunto set my hand, this the 18th day of December, 2015.

James Richard Owens, Jr.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Richard Owens, Jr., the within named bargainor, 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, at office, this the 18th day of December, 2015.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

SWORN to and subscribed before me,

this the 18 day of December, 2015.

NOTARY PUBLIC

My commission expires: _____

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 16, 2016