WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

P-KW-15-200

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brett Taylor	**New Owner**	
(NAME)	(NAME)	
200 Elberta Street		**119-05-0-065-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **POLYMATHIC PROPERTIES, INC.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRETT TAYLOR AND ELLIOTT ELIZABETH SIKES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Resubdivision Lots 15, 8 and 16, W. F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan of record in Plat Book 6200, Page 939, 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 the same property conveyed to Polymathic Properties, Inc. by Warranty deed from Mattew C. Miller and wife Christabel Lorene Miller of record in Instrument No. 20150609-0054151 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 09, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6200, Page 939, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Elberta Street , Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160003101 DEEDWARR
Recvd: 01/13/16 08:35 2 pgs
Fees:13.00 Taxes:1161.80
20160113-0003423

Witness my/our hand(s) this the 8th DAY OF JANUARY, 2016.

Polymathic Properties Inc.

By: _____
Gregory Scott Owen, Member of Blue Mountain Enterprises, LLC, Authorized Representative

STATE OF California
COUNTY OF Solano

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Scott Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Blue Mountain Enterprises, LLC, a California limited liability company, Authorized Representative of Polymathic Properties, Inc., the within named bargainor, a corporation, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 day of Jan, 2016.

Michelle Panizza
Notary Public
My Commission Expires:

NCC1 MICHELLE PANIZZA
Commission No. 1982283
NOTARY PUBLIC-CALIFORNIA
SOLANO COUNTY
My Comm. Expires JULY 16, 2016 NCC1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212