THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160040961 DEEDWARR
Recvd: 05/16/16 15:54 2 pgs
Fees:13.00 Taxes:962.00
20160516-0048872

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
5001 Properties, LLC 2104 Cliff Drive Nashville, TN 37218	5001 Properties, LLC 4321 Cato Road Nashville, TN 37218	070-13-0-116.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MARIANE TAYLOR AND HUSBAND, JEREMY TAYLOR**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **5001 PROPERTIES, LLC**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, in the village of Bordeaux, known as 2104 Cliff Drive, Nashville, Tennessee and more particularly described as follows:

Beginning at a point in the Easterly margin of Cliff Drive, 399 feet, more or less, North of the Northerly margin of State Highway No. 112 known as Clarksville Highway (formerly known as New Highway No. 112), being the Northeast corner of the property conveyed to John and Elise Geist by deed of record in Book 263, Page 503, Register's Office for said County; thence with the margin of said Drive, North 32 degrees East 90 feet to a point; thence South 58 degrees East 295 feet to low water mark of Cumberland River; thence down said river 90 feet, more or less, to a point which is Geist's Northeast corner; thence North 58 degrees West 295 feet, more or less, to the beginning.

Being the same property conveyed to Marian Taylor, a married woman, by Warranty Deed from James Edward Scott Lewis and Susan Elizabeth Matiland, a/k/a Susan Elizabeth Maitland, as joint tenants with rights of survivorship, of record in Instrument No. 20141029-0099754, Davidson County Register of Deeds. Jeremy Taylor has no ownership in the property, but joins here to waive any interest he may have by way of marriage to Marian Taylor.

This is improved property known as **2104 Cliff Drive, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **10th** day of **May, 2016**:

Marian Taylor
Mariane Taylor

Jeremy Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARIANE TAYLOR AND JEREMY TAYLOR**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2016:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $260,000.00.

LeAnent Patton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MAY, 2016:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18