THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088808**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $738,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2016. Notary Public My Commission Expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner: Eric B. Taylor and Diane K. Taylor 720 Greeley Drive Nashville TN 37205	Send Tax Bills To: [redacted] JP Morgan Chase 1111 Polaris Parkway Floor 4J Columbus, OH 43240	Tax Information: Tax Parcel ID No. 115-04-0-060.00

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 of which is hereby acknowledged, **Fredricka Kulinski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric B. Taylor and Diane K. Taylor, as Trustees of the Eric B. Taylor and Diane K. Taylor Living Trust, dated July 19, 2016**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hillwood Estates of record in Plat Book 2331, Page 95 and 96, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northeasterly margin of Greeley Drive, at the Southwest corner of Lot No. 214 on said plan; thence with the Northeasterly margin of said Drive, Southeastwardly 178.06 feet to a monument at the beginning of a curve; thence around said curve having a radius of 25 feet, Northeastwardly 39.6 feet to a monument at the Northwesterly margin of Georgetown Road; thence with the Northwesterly margin of said Road, Northeastwardly 212 feet to the Southwest corner of Lot No. 212 on said Plan; thence with the line between said Lots Nos. 212 and 213, Northwestwardly 202 feet to a monument at the corner of Lots Nos. 212, 213 and 214; thence with the line between said Lots Nos. 213 and 214, Southwestwardly 238 feet to the beginning.

Being the same property conveyed to STEPHEN E. KULINSKI and wife, FREDRICKA KULINSKI, by deed from WILLIAM GREGORY JONES and ALLISON SISK JONES, husband and wife, of record in Instrument No. 20120803-0068858, dated July 26, 2012, said Register's Office.

STEPHEN E. KULINSKI conveyed his interest in the subject property to FREDRICKA KULINSKI by quitclaim deed of record in Instrument No. 20140207-0011018, dated January 15, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County DEEDWARR
Recvd: 09/13/16 10:48 3 pgs
Fees:18.00 Taxes:2730.60
20160913-0096112

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2331, page 95, said Register's Office.

This is improved property located at 720 Greeley Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2016.

Fredricka Kulinski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fredricka Kulinski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2016.

Notary Public

My Commission Expires: 9-10-18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Alyssa Rayne, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

