THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099190**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $263000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2016. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160081697 DEEDWARR
Recvd: 09/19/16 09:34 2 pgs
Fees:13.00 Taxes:973.10
20160919-0097986

HEATHER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 10-23-2016

WARRANTY DEED

Address New Owner: James A. Epstein and Gabrielle S. Epstein 138 Carriage Dr Nashville, TN 37221-1810	Send Tax Bills To: Renasant Bank 2001 Park Place North, Suite 150 Birmingham, Alabama 35203	Tax Information: Tax Parcel ID No. 142-02-0-157.00

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, **Charles Taylor also known as Charles Taylor, Jr. and Susan Taylor, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James A. Epstein and Gabrielle S. Epstein, husband and wife, as joint tenants**, ("Grantees"), its 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. 163 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for said County.

Said Lot No. 163 fronts 120.0 feet on the Southeasterly side of Carriage Drive and extends back 116.97 feet on the Southwesterly line and 145.90 feet on the Northeasterly line, to a line in the rear, measuring 76.28 feet thereon.

Being the same property conveyed by Quitclaim Deed from Charles Perry Taylor, Jr., Susan Edith Taylor, Michael J. Hanley and Mirian A. Hanley to Charles and Susan Taylor, as recorded on the 22nd day of December, 1997 in Deed Book 10729, Page 821 and Warranty Deed from Billy Garrett Brown and wife, Donna Lewis Brown to Charles Perry Taylor, Jr. and wife, Susan Edith Taylor, as to an undivided 40% interest and Michael J. Hanley and wife, Miriam A. Hanley as to an undivided 60% interest as recorded on the 12th day of August, 1985 in Deed Book 6627, Page 713, in the Register's Office of Davidson County, Tennessee.

Charles Taylor and Charles Taylor, Jr. being one and the same person.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROSS TIMBERS, SECTION 4, as recorded in Plat Book 4175, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4317, Page 284.

This is improved property located at 138 Carriage Dr Nashville, TN 37221-1810

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 _____ day of September, 2016.

Charles Taylor AKA Charles Taylor, Jr.

Susan Edith Taylor by Charles Taylor Jr as attorney in fact
Susan Edith Taylor
By: Charles Taylor, Jr., as attorney-in-fact

STATE OF Kentucky)
COUNTY OF Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Taylor AKA Charles Taylor, Jr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Susan Edith Taylor** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of September, 2016.

Deborah B Edmondson
Notary Public

My Commission Expires 8-19-2017
Notary ID#495647

My Commission Expires: _____