W/ GSRH Box 44

BILL GARRETT, Davidson County
Trans:T20160086307 DEEDWARR
Recvd: 09/30/16 14:42 3 pgs
Fees:18.00 Taxes:1720.50
20160930-0103500

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Karen F. Howell Affiant Subscribed and sworn to before me, this 30 day of September, 2016. Notary Public My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows: Trevor W. Howell and Karen F. Howell 4721 Sewanee Road Nashville, TN 37220	Send Tax Bills To: New Owner	Map-Parcel Number: 130 02 0 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERYL TAYLOR DEBUSK GRAHAM, Executrix under the Last Will and Testament of Frances Key Taylor, deceased, and CHERYL TAYLOR DEBUSK GRAHAM, Individually and CHARLES WILBURN TAYLOR, Individually**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KAREN F. HOWELL AND TREVOR W. HOWELL , wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 99 on the Map of the Bransford Realty Co.'s Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County,

Being the same property conveyed to Wilburn L. Taylor and wife, Frances Taylor, by quitclaim deed from Wilburn L. Taylor of record in Book 7771, page 183, Register's Office for Davidson County, Tennessee. The said Wilburn L. Taylor has since died. The said

Frances Taylor subsequently died and pursuant to Last Will and Testament entered under Probate No. 16P142, Probate Court for Davidson County, Tennessee at Nashville, devised subject property to her daughter, Cheryl Taylor DeBusk Graham, and her son, Charles Wilburn Taylor. The said Cheryl Taylor DeBusk Graham was also appointed as Executrix and was given authority to sell and dispose of all real estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not now nor has it ever been the primary residence of the Grantors or their spouses.

This conveyance is made subject to:

1. 2016 taxes which have been paid by Grantors. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

This is improved property known as: **102 Pembroke Avenue, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of September, 2016.

Cheryl Taylor DeBusk Graham, Executrix
Cheryl Taylor DeBusk Graham, Executrix

Cheryl Taylor DeBusk Graham
Cheryl Taylor DeBusk Graham

Charles Wilburn Taylor
Charles Wilburn Taylor

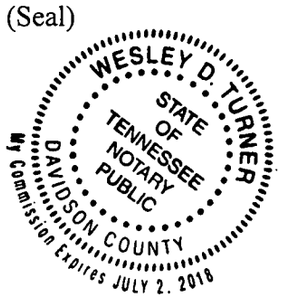
By: David H. Graham
David Graham, Attorney-in-Fact
a/k/a David H. Graham, pursuant to Power of Attorney of record in Inst. No. 20160930010349 9 RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Taylor DeBusk Graham, Executrix, the within named bargainor, 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 27th day of September, 2016

(Seal)



Notary Public

My Commission Expires: 07/02/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Taylor DeBusk Graham, the within named bargainor, 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 27th day of September, 2016

(Seal)

Notary Public

My Commission Expires: 07/02/2018

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, David Graham*, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Charles Wilburn Taylor, and who acknowledged that he executed the same as the free act and deed of the said Charles Wilburn Taylor.

*a/k/a David H. Graham

Witness my hand and official seal this 27th day of September, 2016.

Notary Public

My Commission Expires: 07/02/2018

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018