Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1638

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2016

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin E. McDonald 1747 16th Avenue North Nashville, TN 37208	Dupaco Community Credit Union 3299 Hillcrest Rd. Dubuque, IA 52001	081-11-0-235.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eric Taylor, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin E. McDonald, a single person and Shaun R. Cavanaugh, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the Northerly half of Lot No. 353, on the plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 353 fronts 50 feet on the Westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Eric Taylor, unmarried, by Quitclaim Deed from Phillip Taylor, unmarried, dated 5/25/16 and recorded 5/26/16 in Instrument No. 20160526-0052955, and as corrected by Scrivener's Affidavit dated 6/27/16 and recorded 7/18/16 in Instrument No. 20160718-0073203; and being the same property previously conveyed to Phillip Taylor, unmarried, by Warranty Deed from Gennie Dawson Dillard, dated 12/6/13 and recorded 12/30/13 in Instrument No. 20131230-0130676, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1747 16th Avenue North, Nashville, TN 37208.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, 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:T20160097482 DEEDWARR
Recvd: 11/03/16 13:12 2 pgs
Fees:13.00 Taxes:1202.50
20161103-0116515

Dated this the 31st day of October, 2016.

Eric Taylor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Eric Taylor, unmarried
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2016.

SARAH SIMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)