THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161110114**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160113285 DEEDWARR
Recvd: 12/27/16 08:57 2 pgs
Fees:13.00 Taxes:1073.00
20161227-0135136

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Thomas Taylor 87 B ORIEL AVENUE Nashville, TN 37210-5005	Send Tax Bills To: MIG 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 119-02-278.00

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, **Jeanett Catherine Szyszka and wife, Ashley Lynn Tuck, as tenants by entirety** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Taylor, a married man**, ("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. 2 on the plan of the "First Revision Plat of lot 42 and part of Lot 43, Glenrose", as shown on plat of record in Instrument number 20140211-0011875, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed by Quitclaim Deed from Jeanett Catherine Szyszka and Ashley Lynn Tuck to Jeanett Catherine Szyszka and wife, Ashley Lynn Tuck, as tenants by entirety as recorded on the 28th day of October, 2015 in Instrument No. 20151028-0109493; Warranty Deed from James C. Anderson and James L. Darks to Jeanett Catherine Szyszka, an unmarried woman and Ashley Lynn Tuck, an unmarried woman as recorded on the 23rd day of December, 2014 in Instrument No. 20141223-0117265; Instrument of Correction for Warranty Deed in Instrument No. 20140915-0084108; Warranty Deed from Barry A. Brewer and William E. Brewer, as tenants in common with right of survivorship to James C. Anderson and James L. Darks as recorded on the 21st day of March, 2014 in Instrument No. 20140321-0023341 and Warranty Deed from First Jordan, FLP, as Trustee of the 87 Oriel Avenue Trust to Barry A. Brewer and William E. Brewer, as tenants in common with right of survivorship, as recorded on the 29th day of July, 2013 in Instrument No. 20130729-0078286, in the Register's Office of Davidson County, Tennessee.

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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20140211-0011875.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1785, Page 365 and Book 1811, Page 606.

This is improved property located at 87 B ORIEL AVENUE Nashville TN 37210-5005.

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 21st day of December, 2016.

Jeanett Catherine Szyszka

Ashley Lynn Tuck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanett Catherine Szyszka and Ashley Lynn Tuck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019