BILL GARRETT, Davidson County
Trans:T20170020241 DEEDWARR
Recvd: 03/09/17 08:31 3 pgs
Fees:18.00 Taxes:333.00
20170309-0023232

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
1012 42nd Ave. North Trust 2601 Hillsboro Pike Nashville, TN 37212	New owner	091-08-0-110.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elaine Haskins and Jamaal Haskins,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Justin Caldwell and David DiMuzio, joint Trustee's of the 1012 42nd Ave. North Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 89 on the map of L.H. Davis' Subdivision of Lot No. 41 of the Clifton Plan of lots, of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 89 fronts 50 feet on the east side of 42nd Avenue North, formerly Woodard Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elaine Marie Haskins and Jamaal Donte Haskins, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Elaine Marie Taylor Haskins, Phyllis Denise Taylor Cartwright and Latanya Yvonne Taylor Buchanan, being the sole heirs at law of Howard E. Taylor, deceased, dated September 9, 2015 of record in Instrument No. 20150909-0091624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard Taylor and Mary Taylor as tenants in common by deed dated April 17, 1947 from First Federal Savings and Loan Association of Nashville, in Book 1470, Page 367, Register's Office for Davidson County, Tennessee. Also, being the same property where Howard Taylor conveyed a life estate in the subject tract to Mary Taylor by Quitclaim Deed dated December 29, 1983 of record in Book 6203, Page 342, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Mary Lee Taylor by Quitclaim Deed from Howard Taylor dated June 18, 1984 of record in Book 6318, Page 97, Register's Office for Davidson County, Tennessee. Also, being the same property where one-half undivided interest was conveyed to Howard Taylor from Mary Lee Taylor, who reserved a life estate, by Quitclaim Deed dated October 8, 1984 of record in Book 6453, Page 704, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Howard E. Taylor and wife, Mattie M. Taylor by Quitclaim Deed dated July 11, 1997 of record in Book 10538, Page 216, Register's Office for Davidson County, Tennessee.

Regarding the one-half undivided interest held by Howard E. Taylor and wife, Mattie M. Taylor, the said Mattie M. Taylor having since died on or about February 2, 2015 leaving Howard E. Taylor as the surviving tenant by the entirety. The said Howard E. Taylor a/k/a Howard Eugene Taylor having then died on or about March 2, 2015 leaving as sole heirs at law Elaine Mare Taylor Haskins, Phyllis Denise Taylor Cartwright, and Latanya Yvonne Taylor Buchanan as evidenced by the Affidavit of Heirship as to the Heirs at Law of Howard Eugene Taylor of record in Instrument No. 20150901-0088666, Register's Office for Davidson County, Tennessee. The Last Will and Testament of Howard E. Taylor is attached to the Quitclaim Deed of record in Instrument No. 20150909-0091624, Register's Office for Davidson County, Tennessee.

Regarding the one-half undivided interest and the life estate held by Mary Lee Taylor (a/k/a Mary Taylor), both interests are held by Mary Lee Taylor.

The said Mary Lee Taylor having since died on December 8, 1974 in Davidson County, Tennessee devising the one-half undivided interest in the property to her only living heir, Mary Elizabeth Mitchell. For further evidence please see Affidavit of Heirship recorded on 3.9.17, 2017 in Instrument Number 20170309.0023230, Register's Office for Davidson County, Tennessee.

The said Mary Elizabeth Mitchell having conveyed her interest in the described property to Elaine Hasking and Jamaal Haskins by Quitclaim Deed recorded on 3.9.17, 2017 in Instrument Number 20170309.0023231 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1012 42nd Avenue North, Nashville, TN 37209.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 27th day of February, 2017.

Elaine Haskins

Jamaal Haskins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elaine Haskins and Jamaal Haskins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of February, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017015019