WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067847 DEEDWARR
Recvd: 08/07/17 10:36 2 pgs
Fees:13.00 Taxes:1539.20

20170807-0080379

J-EN-1637-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Colin King	**Compass Bank**	
(NAME)	(NAME)	
1637 11Th Avenue North	**401 W Valley Ave**	**08111057100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2005	**Homewood, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC TAYLOR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD C. KING, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of McGavock, Wetmore and others Second Addition to Nashville of record in Plat Book 21 (mistakenly cited as Book 23 in prior deed), Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 104 fronts fifty (50) feet on the Westerly side of 11th Avenue North, formerly Fillmore Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Phillip Taylor by Warranty deed from John O. Pegram, Sr of record in Instrument No. 20160614-0060136 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 14, 2016.

Being the same property conveyed to Eric Taylor by Quitclaim Deed from Phillip Taylor of record in Instrument No: 20170316-0025820, Register's Office for Davidson County, Tennessee. Dated January 20, 2017 and recorded March 16 ,2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

**For the purpose of this conveyance, Eric Taylor never resided in the property.

This is **improved** property known as: **1637 11Th Avenue North , Nashville, Tennessee 37208-2005**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 3rd DAY OF AUGUST, 2017.

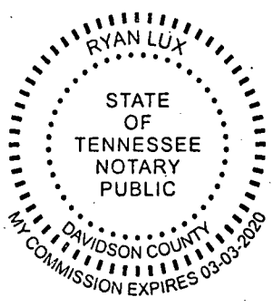
Eric Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212