This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Robert Scott Taylor

TO: Jack Nuismer III and Alexis Totin
6567 Brownlee Drive
Nashville, TN 37205

MAP & PARCEL:
115-05-0-031.00

SEND TAX BILLS TO: F&M Bank
50 Franklin Street
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20170071496 DEEDWARR
Recvd: 08/17/17 11:12 2 pgs
Fees:13.00 Taxes:2053.50
20170817-0084560

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Robert Scott Taylor, Grantor herein; have bargained and sold and by these presents do convey unto Alexis Katherine Totin, unmarried and Norman Jack Nuismer III, unmarried, as joint tenants with the rights of survivorship, Grantees herein, their successors and assigns, the following described property:

Lot 145, on the Plan of West Meade Estates, Section Three, as shown on the plat of record in Plat Book 3106, page 75, in the Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Robert Scott Taylor, a single man, from Turlington Page Seay, a single woman, and Jennifer Erin Seay, a single woman, by deed dated July 22, 2013 of record as Instrument No. 20130722-0075203, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for West Meade Estates, Section Three, of record in Book 3106, page 75, amended in Book 4764, page 768, Register's Office of Davidson County, Tennessee; Easement Agreement granted to John Michael and Joi Michele Moore of record as Instrument No. 20010227-0018210, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4921, page 94, said Register's Office; and all other matters of record.

This is improved property known as 6567 Brownlee Drive, Nashville, TN 37205.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

Jennifer Erin Seay Taylor joins in the execution of this deed and does hereby convey to the Grantee any interest she has in the property as the spouse if the Grantor. She does not join in any warranties of title made herein.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 15th day of August, 2017.

Robert Scott Taylor

Jennifer Erin Seay Taylor by RST AIF
Jennifer Erin Seay Taylor
By: Robert Scott Taylor, Attorney in Fact for
Jennifer Erin Seay Taylor by Power of Attorney
of record at Instrument No. 20170817-0084559
Register's Office of Davidson County,
Tennessee

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert Scott 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 15th day of August, 2017.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert Scott Taylor**, to me known to be the person who executed the foregoing instrument in behalf of **Jennifer Erin Seay Taylor** and who acknowledged that he executed the same as the free act and deed of the said **Jennifer Erin Seay Taylor**. Witness my hand and seal at office this 15th day of August, 2017.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

SWORN to and subscribed before me,

this the 15th day of August, 2017.

NOTARY PUBLIC

GEORGETTE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 03-08-21