THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,795,000.00. Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 33992-10-2017**	Subscribed and sworn to before me this 7th day of November, 2017. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lou Taylor, Trustee 11 Music Circle South Nashville, TN 37203	New Owner	Map and Parcel No.: 144 05 0 014 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, **Gudrun L. West, and husband Robert R. West, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Gudrun L. West** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lou M. Taylor a/k/a Louise M. Taylor, Trustee of The Peaches Brown Trust, under trust agreement dated July 11, 2017** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4417 Chickering Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 23633 DEEDWARR
11/08/2017 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $6,641.50
20171108-0115013

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of November, 2017.

Gudrun L. West

Gudrun L. West

Robert R. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gudrun L. West and Robert R. West, 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, at office, this 7th day of November, 2017.

GEORGE E. MOUTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land located in the 34th Councilmanic District of Nashville, Davidson County, Tennessee on the southerly margin of Chickering Lane, southeast of Chickering Road being part of Lot No. 5 on the Plan of the Re-subdivision of the south part of Block "I" in Belle Meade Second Subdivision (Book 974, page 12, Register's Office for Davidson County, Tennessee) and part of Block "J" on the map of Belle Meade Subdivision No. 2 (Book 421,page 51, Register's Office for Davidson County, Tennessee and bounded on the north by Chickering Lane on the east by Gordon on the South by PLA, L.P. and on the west by Rapidan L.P. described according to a boundary survey dated February 3, 2005 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S.#1838) as follows:

Beginning at an iron rod (old) on the southerly margin of Chickering Lane said rod being the northwest corner of the James R. Gordon land (Book 8838, page 395, Register's Office for Davidson County, Tennessee) and being located N 36 deg. 18 min. 52 sec. W 250.09 feet from said Gordon's northeast corner and being the northeast corner of the herein described land; thence leaving said southerly margin with said Gordon S 44 deg 47 min 30 sec. W 356.32 feet (354.5 prevous deed) to an iron rod (old) at a corner of the PLA, L.P. land (Book 10090, page 95, Register's Office for Davidson County, Tennessee); thence with said PLA, L.P land N 45 deg. 33 min. 43 sec W 274.80 feet (266.2 previous deed) to an iron rod (old) at a corner of the Rapidan L.P. land (Book 10090, page 92, Register's Office for Davidson County, Tennessee); thence with said Rapidan L.P. land N 41 deg 32 min 52 sec E 398.44 feet (400.5 previous deed) to an iron rod (new) on the southerly margin of said Chickering Lane; thence with said southerly margin S 37 deg. 56 min 12 sec E 125.00 feet to an iron rod (new); thence S 37 deg 20 min. 07 sec E 175.00 feet to the point of beginning containing 2.47 acres more or less.

Being the same property conveyed to Gudrun L. West, married by deed dated February 28, 2005 from Howard W. Herndon and wife, Polly B. Herndon of record in Instrument Number 20050308-0025679, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated February 28, 2005 of record in Instrument No. 20050308-0025680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 974, page 12, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7790, page 377., Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

