$NEW/LIC

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 285166 DEEDWARRSP
09/13/2019 08:35:34 AM 6 pgs
Fees: $33.00 Taxes: $8,121.50

20190913-0092711

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
KBB Partnership		
1823 Elm Hill Pike	New Owner	107-01-0-022.00
Nashville, TN 37210		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Camille A. Taylor, Robert Jordan Taylor, Jr., Deborah Ann Taylor DeMatteo, Randall Eugene Taylor, Jill Leigh Taylor Meyer, Richard Edwin Taylor, Jr. and Lesley Brooke Taylor,** (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto the said **KBB Partnership** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot One on the Plan of Airways Park, Section I, a plan of which is of record in Book 4715, Page 134, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a monument in the Southerly margin of Elm Hill Pike, said monument being in the Westerly margin of a 100 foot Tennessee Valley Authority Easement; thence with said Easement, South 70 degrees 46' East, 425.00 feet to a point; thence South 53 degrees 09'05" West, 390.60 feet to a point; thence North 29 degrees 12' West, 164.49 feet to a point; thence North 62 degrees 38'54" West, 99.68 feet to a point in the Southerly margin of Elm Hill Pike; thence with said margin, along a curve to the left having a central angle of 6 degrees 44'49", a radius of 994.93 feet, 117.16 feet to a point; thence continuing with said margin North 21 degrees 27' East, 84.45 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Robert J. Taylor by Special Warranty deed from American Battery Company (also known as American Battery Company, Inc.) of record in Book 7101, page 89, Register's Office for Davidson County, Tennessee, dated 12/30/1986 and recorded on 01/08/1987.

The said Robert J. Taylor died intestate in November 2015. The only heirs at law of Robert were set out in the affidavit of heirships and said to be Camille A. Taylor, Robert Jordan Taylor, Jr., Richard Edwin Taylor, Jill Leigh Taylor Meyer, Deborah Ann Taylor DeMatteo and Randall Eugene Taylor.

The said Richard Edwin Taylor died intestate January 2019. The only heirs at law of Richard Edwin Taylor are Lesley Brooke Taylor and Richard Edwin Taylor, Jr., as set out in affidavit of heirship of record in Instrument No. 20190913-0092706.

See also Affidavit of Heirships of record at Instrument Number 20180110-0003170, Instrument Number 20180329-0029555 and Instrument Number 20190327-0027370.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is IMPROVED property known as **1823 Elm Hill Pike, Nashville, TN 37210.**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Special Warranty Deed to be executed this 6th day of September, 2019.

Camille Taylor, Sunil Kawatra, Conservator

Camille A. Taylor by Sunil Kawatra, Conservator

Robert Jordan Taylor Jr

Robert Jordan Taylor, Jr.

Deborah Ann Taylor DeMatteo

Deborah Ann Taylor DeMatteo

Randall Eugene Taylor by Robert Jordan Taylor Jr Co Attorney in fact

Randall Eugene Taylor, by Robert Jordan Taylor, Jr., Co-Attorney-in-Fact

Randall Eugene Taylor by Deborah Ann Taylor DeMatteo, co-attorney in fact

Randall Eugene Taylor, by Deborah Ann Taylor Dematteo, Co-Attorney-in-Fact

Jill Leigh Taylor Meyer by Robert Jordan Taylor Jr Co Attorney in fact

Jill Leigh Taylor Meyer by Robert Jordan Taylor, Jr., Co-Attorney-in-Fact

Jill Leigh Taylor Meyer by Deborah Ann Taylor DeMatteo, co-attorney-in-fact

Jill Leigh Taylor Meyer by Deborah Ann Taylor Dematteo, Co-Attorney-in-Fact

Richard Edwin Taylor Jr by Robert Jordan Taylor Jr Co Attorney in fact

Richard Edwin Taylor, Jr., by Robert Jordan Taylor, Jr., Co-Attorney-in-Fact

Richard Edwin Taylor, Jr. by Deborah Ann Taylor DeMatteo, co-Attorney-in-fact

Richard Edwin Taylor, Jr., by Deborah Ann Taylor Dematteo, Co-Attorney-in-Fact

Lesley Brooke Taylor by Robert Jordan Taylor Jr Co Attorney in Fact
Lesley Brooke Taylor, by Robert Jordan Taylor, Jr., Co-Attorney-in-Fact

Lesley Brooke Taylor, by Deborah Ann Taylor DeMatteo, Co-Attorney-in-fact
Lesley Brooke Taylor, by Deborah Ann Taylor Dematteo, Co-Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sunil Kawatra, Conservator for Camille 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 and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Jordan Taylor, Jr., 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 and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Robert Jordan Taylor, Jr.** 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 on behalf of **Randall Eugene Taylor**, as his Co-Attorney-in-Fact, as the free act and deed of the within named **Randall Eugene Taylor.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Deborah Ann Taylor Dematteo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Randall Eugene Taylor**, as his Co-Attorney-in-Fact, as the free act and deed of the within named **Randall Eugene Taylor.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Robert Jordan Taylor, Jr.** 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 on behalf of **Jill Leigh Taylor Meyer**, as her Co-Attorney-in-Fact, as the free act and deed of the within named **Jill Leigh Taylor Meyer.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Deborah Ann Taylor Dematteo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jill Leigh Taylor Meyer**, as her Co-Attorney-in-Fact, as the free act and deed of the within named **Jill Leigh Taylor Meyer.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Robert Jordan Taylor, Jr.** 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 on behalf of **Richard Edwin Taylor, Jr.**, as his Co-Attorney-in-Fact, as the free act and deed of the within named **Richard Edwin Taylor, Jr.**.

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Deborah Ann Taylor Dematteo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Richard Edwin Taylor, Jr.**, as his Co-Attorney-in-Fact, as the free act and deed of the within named **Richard Edwin Taylor, Jr.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Robert Jordan Taylor, Jr.** 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 on behalf of **Lesley Brooke Taylor**, as his Co-Attorney-in-Fact, as the free act and deed of the within named **Lesley Brooke Taylor.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

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 **Deborah Ann Taylor Dematteo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Lesley Brooke Taylor**, as his Co-Attorney-in-Fact, as the free act and deed of the within named **Lesley Brooke Taylor.**

Witness my hand and official seal at office in Brentwood, Tennessee, on this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,195,000.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 2019.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20

EXHIBIT "A"

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Easements or claims of easements not shown by the Public Records.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
4. Taxes for the year 2019, a lien not yet due and payable.
5. Subject to all matters shown on the Plan of record in Book 4715, Page 134, Register's Office for Davidson County, Tennessee.
6. Restrictions of record in Book 4842, Page 24, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
7. Sewer Easements of record in Book 4606, Page 286 and Book 4587, Page 503, Register's Office for Davidson County, Tennessee.
8. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
9. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
10. Rights of tenants, as tenants only, under recorded or unrecorded leases.