THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023317** Karen Johnson Davidson County Batch# 330513 DEEDWARR 12/16/2019 02:29:18 PM 2 pgs Fees: $13.00 Taxes: $3,607.50 20191216-0129556	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2019. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Tray Taylor and Carli Borden Taylor 3923 Kimpalong Drive Nashville TN 37205	First Horizon Bank 165 Madison Ave Memphis TN 38103	Tax Parcel ID No. 103 16 0 083.00

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, **Franklin Pike Holding, LLC., a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Tray Taylor and Carli Borden Taylor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13, on the Plan of Kimpalong Place, of record in Book 547, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Franklin Pike Holding, LLC, by Warranty Deed from Michael Dale Warren and Randall Brough, as tenants in common with right of survivorship, of record in Instrument No. 20181204-0118090, in the Register's Office of Davidson County, Tennessee, dated December 03, 2018 and recorded on December 04, 2018.

Being the same property conveyed to Michael Dale Warren and Randall Brough, as tenants in common with the right of survivorship, by Warranty Deed from Jeffrey D. Draughn and wife, Barbara D. Draughn, of record in Instrument No. 20120731-0067562, in the Register's Office of Davidson County, Tennessee, dated July 30, 2012 and recorded on July 31, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kimpalong Place, as recorded in Plat Book 547, Page(s) 18.

Easement recorded in Book 701, Page 315.

This is improved property located at 3923 Kimpalong Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2019.

Franklin Pike Holding, LLC.

By: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Franklin Pike Holding, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of December, 2019.

_____
Notary Public

