Karen Johnson Davidson County
Batch# 510112 DEEDWARR
11/09/2020 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $943.13
20201109-0130934

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2392TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of October, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brooke A. Payne 741 Work Drive Nashville, TN 37207	**SAME AS NEW OWNER.**	059-14-0-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher L. Taylor, Trustee of the Robert G. Taylor and Beulah Taylor Revocable Living Trust dated November 16, 2003, and all amendments thereto and Christopher L. Taylor, Individually**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke A. Payne** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 741 Work Drive, Nashville, TN 37207, County of Davidson

Being Lot No. 144 on the plan of Revised Plan of a portion of Haynes Manor, Section I, of record in Book 3700, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property previously conveyed to Robert Gene Taylor and wife, Beulah Laverne Taylor, by Deed from Robert F. Lance and wife, Lyde Ella Lance, dated 02/20/1975 and recorded 02/24/1975 in Book 4891, Page 602, said Register's Office.

Being the same property previously conveyed to The Robert G. Taylor and/or Beulah Taylor Revocable Living Trust, through Robert G. Taylor and Beulah L. Taylor by Quitclaim Deed from Robert G. Taylor and Beulah Taylor, dated 11/16/2003 and recorded 01/13/2004 in Instrument No. 20040113-0005489, said Register's Office. Notarized Summary of Trust of record in Instrument No. 20040113-0005488, said Register's Office.

Being the same property previously conveyed to Robert Taylor and wife, Beulah Taylor, by Quitclaim Deed from The Robert G. Taylor and/or Beulah Taylor Revocable Living Trust, dated 04/09/2010 and recorded 04/15/2010 in Instrument No. 20100415-0028478, said Register's Office.

Being the same property conveyed to The Robert G. Taylor and/or Beulah Taylor Revocable Living Trust by Quitclaim Deed from Robert Taylor and wife, Beulah Taylor, dated 04/09/2010 and recorded 04/15/2010 in Instrument No. 20100415-0028480, said Register's Office.

See attached Exhibit "A" Resignation

Tax Map and Parcel ID: 059-14-0-182.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 741 Work Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 23rd day of October, 2020.

Christopher L. Taylor, Trustee of the Robert G. Taylor and Beulah Taylor Revocable Living Trust dated November 16, 2003

Christopher L. Taylor, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2020, before me personally appeared **Christopher L. Taylor, Trustee of the Robert G. Taylor and Beulah Taylor Revocable Living Trust dated November 16, 2003, and all amendments thereto**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of October, 2020.

Notary Public

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2020, before me personally appeared **Christopher L. Taylor**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of October, 2020.

Notary Public

Commission Expiration:

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021

Exhibit "A"

RESIGNATION

AS SUCCESSOR TRUSTEE OF THE

ROBERT G. TAYLOR AND BEULAH L. TAYLOR REVOCABLE LIVING TRUST

WHEREAS, Robert G. Taylor and Beulah L. Taylor as Grantors and as Co-Trustees, created the Robert G. Taylor and Beulah L. Taylor Revocable Living Trust by an Agreement executed on November 16, 2003 ("the Trust");

WHEREAS, Robert G. Taylor served as Co-Trustee of the Trust until his death on July 24, 2017;

WHEREAS, Beulah L. Taylor is incapacitated and unable to serve as Trustee;

WHEREAS, the Trust provides that Marcus G. Taylor shall serve as First Successor Trustee and Christopher L. Taylor shall serve as Second Successor Trustee when both Robert G. Taylor and Beulah L. Taylor are unable to serve as Trustees;

WHEREAS, Marcus G. Taylor does not wish to serve as Successor Trustee of the Trust but will allow Christopher L. Taylor to serve as Successor Trustee instead;

NOW THEREFORE, Marcus G. Taylor hereby resigns as Successor Trustee of the Robert G. Taylor and Beulah L. Taylor Revocable Living Trust dated November 16, 2003, effective on the date hereof.

11-28-2018
Date

Marcus G. Taylor

STATE OF NORTH CAROLINA)
COUNTY OF Guilford)

BEFORE ME, the undersigned authority, on this day personally appeared Marcus G. Taylor, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the instrument was executed for the purposes therein expressed. I declare under penalty of perjury that the principal whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

Given under my hand and seal of office this 28 day of November, 2018.

A. Marie Moorefield
Notary Public

My Commission Expires March 4, 2023

A. MARIE MOOREFIELD
Notary Public - North Carolina
Randolph County
My Commission Expires March 4, 2023

202011090130934

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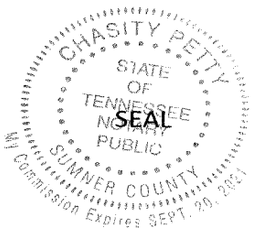
True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Chasity Petty
My Commission Expires: 9/20/2021