WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00.**

W. Gary Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE **12th day of May, 2000.**

Notary Public

MY COMMISSION EXPIRES: July 26, 2003
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200005180050147 Page: 1 OF 2
REC'D FOR REC 05/18/2000 3:51:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.60

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
My Commission Expires: [illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Gary Blackburn	**W. Gary Blackburn**	**157-8-A-13CO**
(NAME)	(NAME)	
11 Middleton Park Lane	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. GARY BLACKBURN AND MELISSA M. KURTZ, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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:

LAND in Davidson County, Tennessee being Lot No. 13 on the plan of 3rd Revision, Middleton, a Residential Planned Unit Development of record in Book 6900, Page 900 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement by deed from David C. Talley and Sallie Hicks Talley of record in Book 10349, Page 588 Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **11 Middleton Park Lane, Lot 13 Middleton, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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 12th day of May, 2000.

Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement

By: Sallie Talley, Trustee
Sallie Talley, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sallie Talley with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Trustee for Sarah E. Talley Irrevocable Trust Agreement, and being authorized to act on behalf of said Trust, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2000.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

Shannon Philbin Notary Public