Davidson County DEEDWARR
Recvd: 02/18/03 10:52 4pgs
Fees:23.00 Taxes:582.75

20030218-0020795

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

SHARON T. KINNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alliance Construction, Inc. | NEW OWNER | 104-16-386 |
| (NAME) 7101 Peach Ct., Ste. 202 | (NAME) | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (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, WE,

**THE HEIRS OF GEORGIA B. TALLEY, MICHAEL TALLEY, JAMES D. TALLEY, SUSIE CARTER AND SHIRLEY ARMSTRONG**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALLIANCE CONSTRUCTION, INC.,**

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 the easterly 50 feet of Lot No. 74 on the Belmont Land Company's Plan, called "Belmont Heights" as of record in Book 421, Page 34, register's Office for said County.

SAID part of lot No. 74 fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Georgia B. Talley , a widow and single person by deed from Joe Drew and wife, Virginia Drew of record in Book 5324, Page 671, Register's Office for Davidson County, TN. Said Georgia B. Talley having since died intestate and the property having passed to her heirs at law, Michael Talley, James Talley, Susie Carter and Shirley Armstrong. An Affidavit of Heirship establishing the heirs of Georgia B. Talley is attached as Exhibit A. This instrument is executed on behalf of James D. Talley, Susie Carter and Shirley Armstrong by Michael Talley as Attorney in Fact pursuant to Powers of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as Exhibit B.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1513 Elmwood Avenue, Nashville, TN

(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/our hand(s) this 30th day of January, 2003.

Michael Talley

Michael Talley

James D. Talley by Michael Talley Attorney in Fact

James Talley

Susie Carter by Michael Talley Attorney in Fact

Susie Carter

Shirley Armstrong by Michael Talley Attorney in Fact

Shirley Armstrong

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 Michael Talley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of January, 2003.

Commission expires:

5-28-03

Sharon L. Riney

Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Michael Talley, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of James D. Talley, Susie Carter and Shirley Armstrong, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said James D. Talley, Susie Carter and Shirley Armstrong. WITNESS my hand and Notarial Seal this 30th day of January, 2003.

Sharon L. Riney

Notary Public

My Commission Expires

5-28-03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Affidavit of Heirship Prepared by:
MTC Title - Tennessee, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027
(615) 371-8999

EXHIBIT A

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

NOW COMES Polly Clemmons, having been first duly sworn and on his/her oath deposes and states that he/she is of lawful age and based upon personal knowledge further deposes and states:

1. That **Georgia B. Talley** (the "decedent") died on August 25, 1991.
2. That the decedent was survived by **Michael Talley, James D. Talley, Shirley Armstrong and Susie Carter**. That the decedent had no other children, either natural or adopted.
3. That the decedent was unmarried at the time of her death.
4. That accordingly, the sole heirs-at-law of the decedent are **Michael Talley, James D. Talley, Shirley Armstrong and Susie Carter**, who are adults.
5. That no other person or entity has any right or interest in the real property located at **1513 Elmwood Avenue, Nashville, Tennessee, Davidson County.** The decedent received her interest in said real property by deed from Joe Drew, et ux of record in Book 5324, page 671, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

*WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E felony.*

Further, affiant saith not.

Polly Clemmons
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of January, 2003, personally appeared before me, the undersigned, Polly Clemmons, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-28-03

**EXHIBIT "~~A~~" "B"**

# ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON ) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Michael Talley who made oath as follows:

1. That by appointments dated 1/27/03 and 1/29/03 which are recorded in the Register's Office for Davidson County, Tennessee, Michael Talley was appointed as attorney-in-fact for James Talley, Susie Carter and Shirley Armstrong ("Principals") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 30th day of January, 2003.

Michael Talley

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Michael Talley whose name is signed to the foregoing writing bearing date of January 30, 2003 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 30th day of January, 2003.

My Commission Expires:

5-28-03

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

PREPARED BY:
MTC TITLE - TENNESSEE, LLC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027