WARRANTY DEED

JENNIFER MARLIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/09/04 14:40 2 pgs
Fees:13.00 Taxes:441.78
20040609-0068375

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel R. Astolos	Freedom Mortgage Corporation	Map 95-11
(NAME) 407 Springview Drive	(NAME) 1000 Atrium Way	Parcel 142.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Mt. Laurel New Jersey 08054	
(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,

Marcelle Talley and George D. Talley ,

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

Samuel R. Astolos and Allison M. Astolos, Husband and Wife ,

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. 69 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 156.1 feet on the easterly side of Springview Drive an runs back between lines 175 feet on the southerly line and 173.6 feet on the northerly line to a dead line at the rear on which it measures 145.7 feet.

Being the same property conveyed to Billy G. Talley and wife, Elizabeth Hayes Talley by Warranty Deed dated May 21, 1953 from A & C Homes, Inc. of record in Book 2146, Page 439, Register's Office for Davidson County, Tennessee. The said Billy G. Talley having since died and will is recorded in Instrument No. 20040315-0029180, Register's Office for said County.

The said Elizabeth Hayes Talley having since died, Billy G. Talley sole surviving spouse.

Billy G. Talley having since died, leaving Marcelle Talley and George D. Talley as heirs pursant to Affidavit and * being of record in Instrument Number 20040609-0068374, Register's Office for said County.

*Indemnity Agreement

This conveyance is subject to Restrictive Covenants of record in Deed Book 2094, page 87, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 407 Springview Drive, Nashville, TN 37214

(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 27th day of May, 2004.

Marcelle Talley

George D. Talley

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marcelle Talley and George D. Talley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/27/2004

My Commission Expires: 10-4-06

Notary Public

JENNIFER MARLIN ★ TENNESSEE
NOTARY PUBLIC AT LARGE
WILSON COUNTY

File Number2404311
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122