Davidson County DEEDWARR
Recvd: 03/23/05 13:11 3 pgs
Fees:18.00 Taxes:484.70
20050323-0031683

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Dennis Talley** **930 Snow Avenue** **Madison, Tennessee 37115**	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 43-06; 339.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

KENNETH HUTCHINS

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

DENNIS TALLEY

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This is improved ☐ property known as **930 Snow Avenue, Madison, Tennessee 37115**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 18th day of March, 2005.

KENNETH HUTCHINS

STATE OF _____
COUNTY OF _____

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KENNETH HUTCHINS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 18th day of March, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dennis L. Talley Jr.
AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Farview Heights, as of record in Boo 4660, page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of Lot No. 32 on the Map of Dixie Pure Food Company's Subdivision as of record in Book 161, page 113, Register's Office for Davidson county, Tennessee, and Parcel C, in Farview Subdivision, Section 2, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee:

Being part of the same property conveyed to Cynthia F. Baker and Charlene F. Smith by deed from Charlie B. Fain, of record as Instrument No. 19991208-0301179, Register's Office for Davidson County, Tennessee. Joel A. Smith, Sr. and John R. Baker join in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Also being the same property conveyed to Kenneth Hutchins, by deed from Cynthia F. Baker and husband, John R. Baker and Joel A. Smith, Sr., and wife, Charlene F. Smith, of record as Instrument No. 20041220-0150679, said Register's Office.

Also being the same property conveyed to Kenneth Hutchins by deed from Cynthia F. Baker and husband, John R. Baker and Joel A. Smith, Sr., and wife, Charlene F. Smith, of record as Instrument No. 20050323-0031682, said Register's Office.