Davidson County DEEDWARR
Recvd: 07/01/08 13:48 3 pgs
Fees:18.00 Taxes:1024.90
20080701-0067825

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $277,000.00. Linda J. Ray **Affiant** Subscribed and sworn to before me, this 30th day of June, 2008. Notary Public My Commission Expires: 1-12-09

IVA J. PARKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bridget M. Graf 605 Kendall Drive Nashville, TN 37209	SAME	103-06-0-159.00 8DA 56670

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS R. TALBOT, III AND HELEN K. BREDENBERG, NOW TALBOT** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRIDGET M. GRAF**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee, together with Driveway Easement of record in Book 5189, page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Talbot, III and Helen K. Bredenberg, by deed from Martha S. Nicholls, unmarried, of record at Instrument No. 20030122-0009097, Register's Office for Davidson County, Tennessee; the said Helen K. Bredenberg having since married, now being Helen K. Talbot.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 47, Register's Office for said County.

3. Deed of Easement of record in Book 5189, page 975, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 605 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 2008.

Thomas R. Talbot, III

Helen K. Bredenberg, now Talbot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS R. TALBOT, III** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2008.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN K. BREDENBERG, NOW TALBOT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2008.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011