Return To:
Prestige Title
1187 Nashville Pike
Gallatin, Tennessee 37066

WARRANTY DEED

P-08-505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Subscribed and sworn to before me, this 1st DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES 8/1/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth J. Tallier	New Owner	
505 Old Towne Drive	(NAME)	160-16-0C-034.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN F. GRANDE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH J. TALLIER AND WIFE, OLGA TALLIER, hereinafter called the Grantees, their heirs and assigns, that 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. 34 on the plan of The Terraces at Brentwood Chase, of record in Instrument Number 20001103-0109137, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan F. Grande, unmarried, by Deed from Michele R. Dudgeon, and unmarried woman, dated September 30, 2004, of record in Instrument 20041001-0118475, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 505 Old Towne Drive, Nashville, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 08/14/08 09:46 2 pgs
Fees:13.00 Taxes:806.60
20080814-0083634

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 1st day of August, 2008.

Jonathan F. Grande

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan F. Grande, unmarried the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800