Return TO:

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$193,500.00.** Affiant Subscribed and sworn to before me, this the 22nd day of October, 2008. Notary Public My commission expires (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/31/08 15:07 2 pgs
Fees:13.00 Taxes:715.95
20081031-0108901

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Greggory Talmage **Brooke Talmage**	Wachovia Mortgage	**Map 126-15-O-B Parcel 279.00co**
8185 Boone Trace	5080 Spectrum Dr., Ste 200E	
Nashville, TN 37221	Addison, TX 75001	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer Selm, a single person, formerly known as Jennifer Tolbert

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

Greggory Talmage and Brooke Talmage, 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. 59 on the Plan of Lexington Point Subdivision, Section Four, a Planned Unit Subdivision, of record in Instrument No. 20021228-01611987, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jennifer Tolbert and David Tolbert, as wife and husband, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20021228-0161198, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 03D-477, Fourth Circuit Court for said County. The said property was further conveyed to Jennifer Tolbert by Quitclaim Deed from David Tolbert of record in Instrument No. 20030424-0055187, Register's Office of Davidson County, Tennessee.

Jennifer Ann Tolbert was restored to her maiden name of Jennifer Ann Selm by said Final Decree of Divorce.

Jennifer Tolbert being one and the same as Jennifer Ann Tolbert and being one and the same as Jennifer Ann Selm.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20001018-0103445, and made applicable to Sections Three and Four in Instrument No. 20020219-0021061, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **8185 Boone Trace, Nashville, TN 37221**

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 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 15 day of October, 2008.

Jennifer Selm

Jennifer Selm

Jennifer Tolbert

f/k/a Jennifer Tolbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jennifer Selm, formerly known as Jennifer Tolbert,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of October, 2008.

Dian G. Aubin

Notary Public

My Commission Expires: Nov 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.