07

Realty Title

Davidson County DEEDWARR
Recvd: 12/23/08 13:24 2 pgs
Fees:13.00 Taxes:475.45
20081223-0122385

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2008.

Notary Public
My commission expires: 11/07/12

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

07-0811-83772

Address of New Owner:	Send Tax Bills to:	Tax Information
Royal E. Tatnull	Realty Mortgage Corporation	82-03-0-376
1116 Lischey Avenue	7000 Executive Center Dr., Ste 200	
Nashville TN 37207	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Heather Laine Talley, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Royal E. Tatnull, an unmarried man, hereinafter called the Grantees, their successors 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. 22, on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, Page 152, Register's Office for said County, to which plan reference is hereby made for a more complete desciption.

Being the same property conveyed to Heather Laine Talley by deed from Alison M. Piepmeire, a married person and Walter Biffel, husband, dated July 27, 2005, recorded August 1, 2005, of record in Instrument No. 20050801-0089584, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1116 Lischey Avenue, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of December, 2008.

Heather Laine Talley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather Laine Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18th day of December, 2008.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

