Prepared By and Return To:
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

B Mannery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

File No.: AV-10-1919

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Amano and Terry D. Price	American mortgage Service Company	072-16-0-075.00
(NAME)	(NAME)	
1919 Valley Park Dr.	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37116	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DAVID A. TALBOT, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **KATHLEEN-ANNE AMANO AND HUSBAND, TERRY D. PRICE**, hereinafter called the Grantee(s), 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. 80 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, page 66, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to David A. Talbot and Myrna L. Talbot, husband and wife, by Warranty Deed dated February 2, 2005 from Pansy Lynn McBroom and Steve Clark McBroom, wife and husband, of record in Instrument No. 20050208-0014608, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David A. Talbot by Quitclaim Deed dated August 6, 2009 from Myrna L. Talbot, of record in Instrument No. 20090813-0076200, Register's Office for Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1919 Valley Park Dr., Nashville, TN 37116
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 21 day of January, 2011.

David A. Talbot

BILL GARRETT, Davidson County
Trans:T20110004830 DEEDWARR
Recvd: 01/25/11 09:41 2 pgs
Fees:13.00 Taxes:444.00
20110125-0006785

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Talbot, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of January, 2011.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171