# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/11 12:26 2 pgs
Fees:13.00 Taxes:481.00
**20110218-0013983**




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of February, 2011.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Talbert Construction Advisors of TN, LLC | Same | 118-13-0-E-004.00 CO |
| 2598 Aspen Lake Drive | | |
| Blaine, MN 55449 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Entrust Tennessee FBO Cleland Ratcliffe IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Talbert Construction Advisors TN, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit No. 4, on the Plan of The Cottages of Marengo Place, a horizontal property regime as shown on Exhibit "B" of The Cottages of Marengo Place, as of record in Instrument Number 20100827-0067953, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument Number 20100827-0067953, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20100827-0067953, Register's Office for Davidson County, Tennessee.**

**Being part of the same property conveyed to Entrust Tennessee FBO Cleland Ratcliffe IRA, from Myles A. MacDonald and wife, Joan S. MacDonald, by deed on May 3, 2010, of record in Instrument Number 20100512-0036558, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- All matters of record in the Master Deed, Declarations and Restrictions of The Cottages of Marengo Park of record in Instrument Number 20100827-0067953, Register's Office Davidson County, Tennessee.

This is improved property known as: **3606 D Wilbur Drive, Nashville, TN 37204**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this February 9, 2011.

**Entrust Tennessee FBO Cleland Ratcliffe IRA**

**By**

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Shelby

On this 10 day of February, 20 11, before me, appeared William P. Gulas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Representative of Entrust Tennessee, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said William P. Gulas, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Nicole Mitchell My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 2, 2014 BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC

NICOLE MITCHELL NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY