Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSH-110400021S
015503-990

BILL GARRETT, Davidson County
Trans:T20110027523 DEEDWARR
Recvd: 05/09/11 12:53 1 pgs
Fees:13.00 Taxes:351.50
20110509-0035435

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Jason Talbert	Jason Talbert	042080A01000CO
(Name)	(Name)	
14 Heritage Glen Court	14 Heritage Glen Court	
(Address)	(Address)	
Madison, TN 37115	Madison, TN 37115	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

William D. Gifford

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Jason Talbert

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land situated in Davidson County, Tennessee, further described as follows, to-wit:

Being Lot No. 10 on the Plan of Heritage Glen PUD, of record in Plat Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William D. Gifford recorded 5-28-2010 in Inst. #20100528-0041418; to Deutsche Bank National Trust Company recorded 11-5-2008 at Inst. #20081105-0110158, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 14 Heritage Glen Court, Madison, TN, 37115.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 6th day of May, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William D. Gifford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, William D. Gifford, a Notary Public in and for said County and State, William D. Gifford 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin TN this 6th day of May, 2011

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC Williamson County

Notary Public
My Commission Expires: 6/21/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $95,000.00.

Subscribed and sworn to before me this 6th day of May, 2011.

Affiant

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC Williamson County

Notary Public

My commission expires: 6/21/2014
(Affix Seal)