THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060659** RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # 3023 (Davidson County File Box 9-B)	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $474,900.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2011. Notary Public My Commission Expires: ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Bradley D. Springer and Karen L. Springer 6116 Melbourne Dr Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ First Tennessee Bank NA 165 Madison Ave, 8th Floor Memphis, TN 38103	Tax Information: Tax Parcel ID No. 15803004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George H. Talley II and wife, Lisa H. Talley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley D. Springer and wife, Karen L. Springer** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 483, PLAN OF HILLSBORO PARK, SECTION 8, as shown on plat of record in Plat Book 2663, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George H. Talley, II and wife, Lisa H. Talley by Warranty Deed from Paul E. Cook, unmarried, recorded on the 23rd day of July, 2004 in Instrument No. 20040723-0088345, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HILLSBORO PARK, SECTION 8, as recorded in Plat Book 2663, Page(s) 96.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2855, Page 475.

This is improved property located at 6116 Melbourne Dr Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20110046139 DEEDWARR
Recvd: 07/29/11 11:17 2 pgs
Fees:13.00 Taxes:1757.13
20110729-0058262

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2011.

George H. Talley II

Lisa H. Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George H. Talley II and Lisa H. Talley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014