WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $410,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2011.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

DANA DELOACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Anne M. Bland	new owner	091-15-0-134.00
304 53rd Avenue North		
Nashville, TN 37209		

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, **Talbert Construction Advisors TN, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anne M. Bland and Davis A. Bland, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 50 feet of the westerly 110 feet of the southerly 180 feet of Block No. 12 on the plan of the Map of Realty Savings Bank and Trust Company Revised Plan of the West Extension of Charlotte Park Companys First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Talbert Construction Advisors TN, LLC, a Tennessee limited liability company, by deed from JP Morgan Chase Bank National Association, a Delaware corporation, on November 22, 2010, of record in Instrument Number 20110104-0000784, 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 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **304 53rd Avenue North, Nashville, TN 37209**

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 December 16, 2011.

Talbert Construction Advisors TN, LLC, a Tennessee limited liability company

BY: Entrust Midwest, LLC FBO Monty Talbert IRA #090520708, Managing Member

By: Robert Todd Gill, President

BILL GARRETT, Davidson County
Trans: T20110080800 DEEDWARR
Recvd: 12/21/11 11:34 2 pgs
Fees: 13.00 Taxes: 1517.00

20111221-0099656

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Todd Grill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Grande, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

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

NOTARY PUBLIC Jennifer M. Berg My Commission Expires: 1/31/2013

JENNIFER M. BERG
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2013