Box 44
GSRM

BILL GARRETT, Davidson County
Trans:T20120039207 DEEDWARR
Recvd: 05/29/12 16:01 2 pgs
Fees:13.00 Taxes:740.00

20120529-0046369

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Matt S Talley Affiant Subscribed and sworn to before me, this 25th day of May, 2012. Catherine H. Gwyn Notary Public My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9/3/2012

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Matthew S Talley 3526 Couchville Pike Hermitage, TN 37076	SunTrust Mortgage, Inc. 1001 Semmes Ave., RVW5023 Richmond, VA 23224	137-00-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen K. Nixon, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew S. Talley, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Ashley Acres, of record in Book 8250, Page 137, amended in Book 9917, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard Guinn Nixon and wife, Karen K. Nixon, by deed from Sammie M. Taylor and husband, Brown Taylor, of record in Book 8948, Page 931, dated May 7, 1993, said Register's Office. Howard Guinn Nixon and Karen K. Nixon have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 3D2535, dated February 24, 2004. Howard Guinn Nixon has subsequently conveyed his interest in said property to Karen K. Nixon by quitclaim

deed of record in Instrument No. 20060705-0080342, dated June 29, 2006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 8250, Page 137, amended in Book 9917, Page 845, said Register's Office.

3. Right-of-Way Easement of record in Book 3834, Page 977, said Register's Office.

4. Transmission Line Easement of record in Book 2346, Page 284, said Register's Office.

This is improved property known as: **3526 Couchville Pike, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of May, 2012.

Karen K. Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen K. Nixon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 2012

(Seal)

Notary Public

My Commission Expires: 09/03/2012

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