WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00 Tozi Chase Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **April, 2012.** Notary Public MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Kevin Mathis and Sam L. Cook, III	Robin Kevin Mathis and Sam L. Cook, III	160140B12100CO
(NAME)	(NAME)	
5825 Brentwood Trace	1309 Sycamore Valley Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David W. Talley, II**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robin Kevin Mathis and Sam L. Cook, III**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5825 Brentwood Trace Condominiums, as shown by plat of record in Plat Book 5200, page 230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David W. Talley, II by Warranty Deed from Stephany L. Wren and husband, Jeffrey L. Wren, dated December 30, 2004 and filed on January 4, 2005 in Instrument Number 20050104-0001366, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5825 Brentwood Trace, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120043180 DEEDWARR
Recvd: 06/12/12 09:22 2 pgs
Fees:13.00 Taxes:453.25
20120612-0051209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 **13th** day of **April, 2012**

David W. Talley, II

David W. Talley, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **David W. Talley, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **April, 2012**

Laurie M Harris

Notary Public

WILLIAMSON CO. TENNESSEE NOTARY PUBLIC STATE OF LAURIE M. HARRIS

My commission expires: 12-10-2012