**NEW OWNER:**

**CHARLES A. TALIAFERRO and LOUISE SARAH DORSEY**
**207 RIVER BEND LANE**
**NASHVILLE, TN 37221**

**SEND TAX BILLS TO:**
~~NEW OWNER~~
Wilson Bank and Trust
623 W. Main St.
Lebanon, TN 37087
**Map & Parcel 141120E00300CO**

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 12-0703**

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans: T20120072924 DEEDWARR
Recvd: 09/27/12 09:24 3 pgs
Fees: 18.00 Taxes: 1110.00
20120927-0087922

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ARNOLD G. DORSEY, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES A. TALIAFERRO and LOUISE SARAH DORSEY,** ("Grantee"), as tenants in common with right of survivorship, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being know and designated as all of Lot No. 28 on the Plan of Harpeth Crest Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 20011207-0135038, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ARNOLD G. DORSEY, a married man by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated November 24, 2004, and of record in Instrument No. 20041202-0143528, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 207 RIVER BEND LANE, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20011207-0135038, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee and paid when due.

WITNESS MY SIGNATURE hereto this 18 day of September, 2012.

*

ARNOLD G. DORSEY

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

KARLA I. FAJARDO

Personally appeared before me, ~~the undersigned~~, a notary public in and for the state and county aforesaid, **ARNOLD G. DORSEY**, ~~with whom I am personally acquainted~~, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18TH day of September, 2012.

Karla I. Fajardo

NOTARY PUBLIC

My commission expires: OCTOBER 9, 2013

KARLA I. FAJARDO
Commission # 1867632
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2013

**********

The actual consideration or value, whichever is greater, for this transfer is ~~$300,000.00~~ .

Charles A. Tolin

AFFIANT

Sworn to and subscribed to before me this 24th day of September, 2012.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY