3 GSRM B0644

BILL GARRETT, Davidson County
Trans:T20120078699 DEEDWARR
Recvd: 10/16/12 14:54 3 pgs
Fees:18.00 Taxes:1332.00
20121016-0094930

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 $360,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2012. Notary Public My Commission Expires: 6-21-16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jorge H. Pezzimenti Monica D. Garcia 108 Rausch Drive Brentwood, TN 37027	Wells Fargo Bank, N.A. 101 North Phillips Ave. Sioux Falls, SD 57104	160160B06100CO

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, **Melvin G. Talbert and wife, Marilyn Magee Talbert**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jorge H. Pezzimenti and wife, Monica D. Garcia**, hereinafter called the Grantees, their 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) 64, as shown on the map entitled Revision One, Section One, Brentwood Chase, of record in Book 9700, Pages 936-941, 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 Melvin G. Talbert and wife, Marilyn Magee Talbert, by deed from Wilson Concord, L.P., a Tennessee limited partnership having Toll TN GP Corp., a Tennessee corporation as its sole general partner, of record in Instrument No. 200008290085195, dated August 22, 2000, said Register's Office.

503155.1/2010969

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, which have been paid by Seller, 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 9700, Pages 936-941, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 200005310053798, amended in Instrument No. 200008310086366, said Register's Office.

4. Stormwater Detention Agreement of record in Book 11115, Page 281, and in Book 11115, Page 286, said Register's Office.

This is improved property known as: **108 Rausch Drive, Brentwood, TN 37027.**

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of October, 2012.

Melvin G. Talbert by Jack Miller, his attorney-in-fact

Melvin G. Talbert by Jack Miller, his Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20121016000944928, RODCT.

Marilyn Magee Talbert by Jack Miller, her attorney-in-fact

Marilyn Magee Talbert by Jack Miller, her Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20121016000944929, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jack Miller, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Melvin G. Talbert and who acknowledged that he executed the same as the free act and deed of Melvin G. Talbert.

Witness my hand and official seal this 15th day of October, 2012.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

My Commission Expires: 06/21/2016

503155.1/2010969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jack Miller, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Marilyn Magee Talbert and who acknowledged that he executed the same as the free act and deed of Marilyn Magee Talbert.

Witness my hand and official seal this 15th day of October, 2012.

Notary Public

My Commission Expires: 06/21/2016

