THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30880-10-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $342,635.00. Affiant Subscribed and sworn to before me this 31st day of October, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Talbert Construction Advisors, LLC 606 Stonewater Blvd. Franklin, TN 37064	New Owner	Map and Parcel No.: 116 120 01800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Villers and Robert M. Pickens**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Talbert Construction Advisors, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 3805 Woodmont Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2012.

James R. Villers

Robert M. Pickens

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James R. Villers and Robert M. Pickens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2012.

Notary Public

My Commission Expires:

GERALD C. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120084216 DEEDWARR
Recvd: 11/05/12 10:26 2 pgs
Fees: 13.00 Taxes: 1267.75

20121105-0101541

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 3 and all of Lot No. 4 of Block "H" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said Lot Nos. 3 and 4 front together 176.5 feet on the northerly side of Woodmont Lane and run back 214.9 feet on the easterly line and 168 feet on the westerly line, to a dead line, measuring 141 feet thereon.

Being the same property conveyed to James R. Villers and Robert M. Pickens by deed dated June 7, 2007, from Charles R. G. Payne, unmarried, and Theresa G. Payne, unmarried, of record in Instrument No. 20070607-0068487, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 1118, page 401, and Book 1153, page 230, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.
3. Easement for water line of record in Book 613, page 404, and Book 924, page 24, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 3431, page 286, Register's Office for Davidson County, Tennessee.
5. Contract for water rights of record in Book 1071, page 420, Register's Office for Davidson County, Tennessee.