THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Talbert Construction Advisors, LLC

Davidson County DEEDQC
Recvd: 03/21/13 13:54 2 pgs
Fees:12.00 Taxes:0.00
20130321-0028139

Send Tax Bills To:
Talbert Construction Advisors, LLC
903 Albert Ct
Nashville TN 37204

Map & Parcel No.:
11802028200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Ryan Talbert** ("Grantor") does hereby quitclaim and convey unto **Talbert Construction Advisors, LLC** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Vaulx Lane Estates, as of record in 5060, Page 82, 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 Ryan Talbert, from Iris B. Winters, by deed on February 25, 2013, of record in Instrument Number 20130227-0019626, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors principal or marital residence.

This is improved property known as **2420 Vaulx Lane, Nashville, TN 37204.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **19th** day of **March 2013**.

Ryan Talbert

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jennifer R. Pierce, a Notary Public in and for said state and county, **Ryan Talbert**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this **19th** day of **March 2013**.

NOTARY PUBLIC

My Commission Expires: 1-6-16

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$00.00.**

AFFIANT

Subscribed and sworn to before me, this 19th day of March, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY