BILL GARRETT, Davidson County
Trans:T20130061432 DEEDWARR
Recvd: 07/18/13 14:43 2 pgs
Fees:13.00 Taxes:362.23
20130718-0074560

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $97,900.00.

Brenda Shelby
Affiant

Subscribed and sworn to me on July 2, 2013.

Rebecca Campbell
NOTARY PUBLIC 1/20/14

Rebecca Campbell State of Tennessee Notary Public County

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26647SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Russell Courtney, Jr. 2310 Rader Ridge Road Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	149-5-187

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marion B. Tallent, III, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Russell Courtney, Jr., an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 A on the Plan of Pebble Trace, Section 1, on Zone Lot Division of Lot 124, Pebble Trace, of record in Plat Book 6900, page 415, which amends the plat of record in Plat Book 6900, page 34, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Marion B. Tallent, III, an unmarried man, by Deed from Ahmad Taheri and wife, Atieh Peyrovi, of record as Instrument No. 20060824-0104730 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plat of record in Book 6900, page 34, as amended in Book 6900, page 415, in the Register's Office for Davidson County, Tennessee.
3. Restrictions and Covenants of record in Book 7409, page 901, in said Register's Office.

4. Charter of the Pebble Trace Homeowners Association, Inc., of record in Book 7423, page 825, in said Register's Office.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2310 Rader Ridge Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on July 2, 2013.

Marion B. Tallent, III, by Marion Tallent, Jr., His attorney-in-Fact

Marion B. Tallent, III, by Marion Tallent, Jr., His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Tallent, Jr., 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 on behalf of Marion B. Tallent, III, as his Attorney in Fact, as the free act and deed of the within named Marion B. Tallent, III. Witness my hand and official seal on July 2, 2013.

NOTARY PUBLIC

My Commission Expires: 11/3/15

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE