BILL GARRETT, Davidson County
Trans:T20130063214 DEEDWARR
Recvd: 07/24/13 15:46 2 pgs
Fees:13.00 Taxes:1872.20
20130724-0076753

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1171

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$506,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2013.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MARK McMEANS et ux **25 Old Windsor Way** **Sugar Land, Texas 77479**	**SAME**	**1170422000**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES LLOYD TALLEY and wife, JANICE LITTLE TALLEY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK McMEANS and wife, SARAH McMEANS**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING at a point in the northerly margin of "Ellenway" or Cedar Lane, the southeast corner of the lot conveyed to R. B. Neathery by deed from Walter Stokes and wife, of record in Book 1031, page 73, Register's Office for said County, said point being 189 feet east of the northeast corner of Cedar Lane and Battery Place; thence along Neathery's easterly line parallel to the easterly margin of Battery Place northerly 165 feet to the south line of a 5-foot strip reserved for a pipeway; thence along said pipeway easterly 80 feet to the northwest corner of the lot conveyed to Richardson by deed from Walter Stokes and wife, of record in Book 1020, page 190, said Register's Office; thence along Richardson's westerly line southerly 165 feet to the northerly margin of Cedar Lane; thence with the margin of the same westerly 80 feet to the point of beginning.

Being the same property conveyed to James Lloyd Talley and wife, Janice Little Talley by deed from Margaret M. Booth of record in Book 4415, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is the same legal description as used in the previous deed.

This is improved property known as 1814 Cedar Lane, Nashville, Tennessee 37212

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 this 22nd day of July, 2013.

JAMES LLOYD TALLEY

JANICE LITTLE TALLEY

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 JAMES LLOYD TALLEY and wife, JANICE LITTLE TALLEY, the bargainors, 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 and official seal at Nashville, Tennessee, this 22nd day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY