BILL GARRETT, Davidson County
Trans:T20130092644 DEEDWARR
Recvd: 10/29/13 14:14 2 pgs
Fees:13.00 Taxes:203.50

20131029-0112381

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1186

**WARRANTY DEED**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$55,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 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. |
|---|---|---|
| **JAMES L. TALLEY et ux**<br>**P. O. Box 120722**<br>**Nashville, TN 37212** | **S A M E** | **119140A06000CO** |

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, **MICHAEL O. WEBB and BETTY C. WEBB, TRUSTEES OF THE WEBB JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D AUGUST 12, 1998 and any Successor in Trust and any Amendments thereto,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. TALLEY and wife, JANICE L. TALLEY**

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:

**Being Unit No. 60, on the Plan of Site Plan, Kingswood Condominium, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, Register's Office.**

**Being the same property conveyed to Michael O. Webb and Betty C. Webb, Trustees of the Webb Joint Revocable Living Trust Agreement U/A/D August 12, 1998 and any Successor in Trust and any Amendments thereto, by Special Warranty Deed from Ocwen Federal Bank, FSB, of record in Instrument Number 20030630-0090025, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 2929 Selena Drive, D-60, Nashville, Tennessee 37211**

**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 23rd day of October, 2013.

MICHAEL O. WEBB and BETTY C. WEBB, TRUSTEES OF THE WEBB JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D AUGUST 12, 1998 AND ANY SUCCESSOR IN TRUST AND ANY AMENDMENTS THERETO

By: Michael O. Webb Trustee
MICHAEL O. WEBB, TRUSTEE OF THE WEBB JOINT REVOCABLE LIVING TRUST U/A/D AUGUST 12, 1998 AND ANY SUCCESSOR IN TRUST AND ANY AMENDMENTS THERETO

By: Betty C. Webb Trustee
BETTY C. WEBB, TRUSTEE OF THE WEBB JOINT REVOCABLE LIVING TRUST U/A/D AUGUST 12, 1998 AND ANY SUCCESSOR IN TRUST AND ANY AMENDMENTS THERETO

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL O. WEBB and BETTY C. WEBB, Trustees of THE WEBB JOINT REVOCABLE LIVING TRUST, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the TRUSTEES OF THE WEBB JOINT REVOCABLE LIVING TRUST DATED AUGUST 12, 1998 AND ANY SUCCESSOR IN TRUST AND ANY AMENDMENTS THERETO, and that they as such TRUSTEES, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2013.

Marka L. Nettle
Notary Public

My Commission Expires: 12/28/2013