BILL GARRETT, Davidson County
Trans:T20140002918 DEEDWARR
Recvd: 01/14/14 11:38 2 pgs
Fees:13.00 Taxes:425.50
20140114-0003664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES M TALBOTT **MICHELLE TALBOTT**	**NEW OWNER**	**08208031200**
1003 GOLF CLUB LANE EAST		
HENDERSONVILLE, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CAROLYN J. JACKMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES M TALBOTT and MICHELLE TALBOTT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being the West 5 feet of Lot No. 8 and the East 40 feet of Lot 7, Block "D", on the Map of Eastwood Addition, of record in Book 332, Page 63, Registers Office for Davidson County, Tennessee.

Said parts of said lots front together 45 feet on the South side of Chicamuaga Avenue and runs back between parallel lines 150 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN J. JACKMAN BY QUITCLAIM DEED FROM GEORGE E. JOHNSON DATED 11/17/2005 AND RECORDED ON 11/29/2005 IN INSTRUMENT NUMBER 20051129-0143262, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 912 CHICAMAUGA AVE, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 3rd day of January, 2014.

CAROLYN J. JACKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CAROLYN J. JACKMAN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2014.

Notary Public

My Commission Expires: 7-24-17

