BILL GARRETT, Davidson County
Trans:T20140003212 DEEDWARR
Recvd: 01/15/14 09:40 2 pgs
Fees:13.00 Taxes:1402.30

20140115-0004005

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of January, 2014 Notary Public MY COMMISSION EXPIRES: 4-1-17 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. Johnston and Thomas W. Fisher III	Peoples State Bank of Commerce	160-11-0A-066.00-CO
(NAME) 240 Ashington Court	(NAME) 7122 Nolensville Pike	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **Frederick H. Talbot, Trustee and Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents doe transfer and convey unto **Katherine L. Johnston and Thomas W. Fisher III, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plat of the Hemmingwood Phases II, III and IV, of record in Plat Book 6900, page 6, 7 and 8, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Frederick H. Talbot, Trustee and Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust by Warranty Deed dated June 10, 2006 from Frederick H. Talbot and wife, Sylvia R. Talbot and filed of record in Instrument No. 20060822-0103283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 240 Ashington Court, Brentwood, TN 37027

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, has 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 **13th** day of **January, 2014**.

Frederick H. Talbot, Trustee

Frederick H. Talbot, Trustee

Sylvia R. Talbot, Trustee

Sylvia R. Talbot, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frederick H. Talbot and Sylvia R. Talbot, 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, and are authorized to execute the instrument on behalf of the Frederick Talbot and Sylvia Talbot Revocable Living Trust, the within named bargainors, and that they as such Trustees, executed the foregoing instrument for the purposes therein contained, by signing the name of Trust by themselves as Trustees.

Witness my hand and seal this ~~14th~~ 13th day of January, 2014.

Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY