BILL GARRETT, Davidson County
Trans:T20140009616 DEEDWARR
Recvd: 02/10/14 15:31 2 pgs
Fees:13.00 Taxes:240.50
20140210-0011776

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Charles M. Talbott & Michelle Talbott
1003 Golf Club Lane
Hendersonville, TN
37075 ~~37210~~

SEND TAX BILLS TO:
New Owners

Map & Parcel No. 105.03-0-249.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Open Line Enterprises, LLC and Blue Chip Investments, LLC,** hereinafter called the **Grantors**, do hereby convey unto **Charles M. Talbott and Michelle Talbott, husband and wife** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being parts of Lot Nos. 21 and 22 on the plan of John Nelson's Addition, as of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street at the northeast corner of property conveyed to Mrs. Clara Spiegel by deed from Robert W. Langrum, Trustee, et al, of record in Book 1110, Page 3, said Register's office; thence with Spiegel's northerly line westwardly 130 feet to the easterly margin of an alley; thence with said alley northwardly 39 feet; thence eastwardly 130 feet, more or less to the westerly margin of Second Avenue South; thence with said Avenue southwardly 39 feet to the beginning.

Being the same property conveyed to Open Line Enterprises, LLC and Blue Chip Investments, LLC by Warranty Deed of record in Instrument No. 20130419-0039337, Register's Office for Davidson County, Tennessee. This document is executed pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. 20140210-0011775, register's office for said county.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is unimproved property known as: 1205 2nd Avenue South, Nashville, TN 37210

.Property taxes have been prorated between the Grantor and Grantee herein as of the date of this

conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor 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.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 6th day of December, 2013.

Deshay Jones by _____
Deshay Jones, Chief Manager by
Robert Hudson, Attorney in Fact

_____
Robert Hudson, Chief Manager

STATE OF Tennessee
County of RDavidson

On this 30th day of December, 2013, before me personally appeared Robert Hudson - who executed the foregoing instrument on behalf of Deshay Jones, Chief Manger of Open Line Investments, LLC and acknowledged that he executed the same as the free act and deed of Deshay Jones as chief Manager of Open Line Enterpirses, LLC through Power of Attorney granted him.

BEFORE ME, the undersigned authority, on this day personally appeared Robert Hudson , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager of Blue Chip Investments, LLC . the within named bargainor, a corporation and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of December, 2013

_____
Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16
STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $65,000.00.

_____
Affiant

Sworn and subscribed before me on December 30, 2013.

_____
Notary Public

My Commission Expires : 5/23/16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY