WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023585 DEEDWARR
Recvd: 04/08/14 09:24 2 pgs
Fees:13.00 Taxes:259.00

20140408-0029165

R-PP-14-812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Charles M. Talbott, Jr. and Michelle Talbott	**Charles M. Talbott, Jr. and Michelle Talbott**	
(NAME) **1003 Golf Club Lane East**	(NAME) **1003 Golf Club Lane East**	**082-07-0-412.00**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS) **Hendersonville, TN 37075**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SAMUEL KPANA-QUAMOH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES M. TALBOTT, JR. AND MICHELLE TALBOTT, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Miller's Addition to Edgefield of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Kpana-Quamoh, an unmarried man by deed from James B. Anthony, an unmarried man, and Samuel Kpana-Quamoh, an unmarried man of record in Instrument No. 20131226-0130045 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 26, 2013. (Value of consideration shown in aforementioned deed $18,000.00.) Being a portion of the same property conveyed to Samuel Kpana-Quamoh, a single person by deed from James B. Anthony, a single person of record in Instrument No. 20100510-0035699 Register's Office for Davidson County, Tennessee, dated May 07, 2010 and recorded on May 10, 2010. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 812 N. 5th St Nashville, TN 37207.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **812 N. 5th St, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF APRIL, 2014.

Samuel Kpana-Quamoh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL KPANA-QUAMOH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212