WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2014. Notary Public MY COMMISSION EXPIRES: 8/29/2014 (AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Abel and Carly Abel	NEW OWNER	096-14-0-010.00
(NAME)	(NAME)	
2930 Lakeland Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	, ,	
(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, I/WE, **Michael W Talbott, a married man as his sole and seperate property**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carter Abel and Carly Abel, 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:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Cloverhill, Section VII, of record in Book 2133, page 92, Register's Office of said County, as follows:

Beginning at a point on the westerly margin of Braidwood Drive at the common corner of Lots 311 and 312; thence westerly 133.5 feet to a corner of Lot 386; Thence with the line between said lots, southwardly 125 feet to the northerly margin of Bealwood Drive; thence with the margin of said Drive, easterly 110 feet to the beginning of a curve; thence along said curve, northeasterly 31.42 feet to a point on the westerly margin of Braidwood Drive,; thence with the margin of the same northwardly 91.37 feet to the beginning.

Further the same property conveyed to Michael M Talbott, a married man, as his sole and separate property by deed dated 07/19/2013 from Secretary of Veterans Affairs and filed of record on 07/19/2013 and filed in Instrument Number 20130731-0079783, said 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 ☒ property, known as 2930 Lakeland Dr, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140028085 DEEDWARR
Recvd: 04/24/14 13:52 2 pgs
Fees:13.00 Taxes:621.60
20140424-0034608

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 8th day of April, 2014.

Michael W Talbott

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Michael W Talbott**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of April, 2014.

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON