WARRANTY DEED VB2014 0076	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 04/30/14 07:57 3 pgs Fees:18.00 Taxes:370.00 20140430-0036033	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF APRIL, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

JULIE COONEY STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: VANDYBINE TITLE & ESCROW, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Charles M. Talbott, Jr. and** **Michelle Talbott** **1003 Golf Club Lane East** **Hendersonville, TN 37075**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER: **083 01 0 167.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Dale Grice and Carol L. Grice, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Charles M. Talbott, Jr. and Michelle Talbott, husband and wife, as tenants by the entirety with the right of survivorship, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east half of Lot No. 16 in W. H. Hyronemus Addition, of record in Book 161, Page 174, Register's Office for said County.

Said part of Lot No. 16 fronts 50 feet on the north side of Granada, formerly Bailey Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Dale Grice and wife, Carol L. Grice, by Warranty Deed from Arnold J. White, Heir and Administrator of the Estate of Edna Dorothy White, dated April 7, 2008, recorded April 9, 2008, of record in Instrument # 20080409-0035758, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **1029 Granada Avenue, Nashville, TN 37206**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 28th day of April, 2014.

GRANTORS:

Dale Grice

Carol L. Grice

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Dale Grice and Carol L. Grice, 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 within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of April, 2014.

JULIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Comm. Exp.: 8-4-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: 5/24/2017