BILL GARRETT, Davidson County
Trans:T20140036656 DEEDWARR
Recvd: 05/27/14 10:53 2 pgs
Fees:13.00 Taxes:166.50
20140527-0045197

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 45,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2014.

Notary Public

My commission expires: 5/8/16

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Frederick Leonard	**FREDERICK LEONARD**	**08114003000**
1157 CLEVELAND HALL RD	**115T CLEVELAND HALL RD**	
OLD HICKORY, TN 37138	**OLD HICKORY, TN 37138**	

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 ACKNOWLEDGE, 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 DO TRANSFER AND CONVEY UNTO

Frederick Leonard

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:

Being Lot No. 9-A on the plan of Zone Lot Division of Lots 7, 8, 9 and 10 in the F.T. Holman Subdivision of record in Book 161, page 2, as amended in Book 6250, page 447, Register's Office for said County.

Said Lot No. 9-A fronts 24.95 feet on the southerly margin of West Heiman Street and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 24.95 feet thereon.

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 FROM SYLVIA R. TALBOT AND HUSBAND, FREDERICK H. TALBOT, DATED 06/10/2006 AND RECORDED ON 08/22/2006 IN INSTRUMENT NUMBER 20060822-0103284, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2505 Heiman Street, Nashville, TN 37208.

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, have a good right to convey it and the same in 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 my/our hand(s) this 22nd day of May, 2014.

Frederick H. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust

Frederick H. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust

Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust

Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust

Territory of the Virgin Islands (YPR)
~~STATE OF TENNESSEE~~
~~COUNTY OF Davidson~~
District of St. Croix (YDR)

Personally appeared before me, a Notary Public of said County and State, Frederick H. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust and Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires: ~~Yvette D~~. Ross, Esq., Notary Public
St. Croix, U.S. Virgin Islands
LNP-030-10
Commission Expires Dec. 27, 2014