This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James E. Anderson, III and wife, Julia H. Anderson,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Daniel Talbert and wife, Jill Talbert** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 8, on the plan of Sneed Estates, of record in Plat Book 2133, Pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Anderson, III and wife, Julia H. Anderson by Transfer dated from John Edward Prine and wife, Fiona Prine of record in Book 10484, Page 25, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13105000400

This property is known as: **4312 Lindawood Dr., Nashville, TN 37215-3210**

BILL GARRETT, Davidson County
Trans:T20140042437 DEEDWARR
Recvd: 06/16/14 14:32 3 pgs
Fees:18.00 Taxes:4070.00
20140616-0052371

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 12 day of June, 2014.

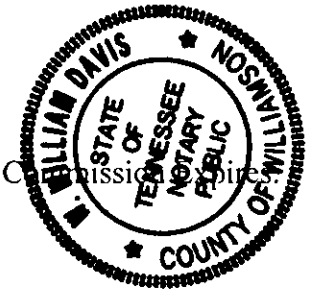
James E. Anderson, III -Grantor

Julia H. Anderson -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Anderson, III and Julia H. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of June, 2014.



NOTARY PUBLIC

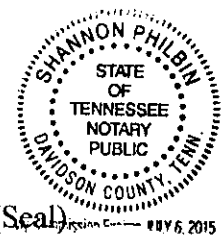
My Commission Expires: 12/27/2017

Grantee(s) Name, Address:	Send Tax Statement To:
Daniel Talbert and Jill Talbert	US Bank Home Mortgage
4312 Lindawood Dr.	4801 Fredericka Street
Nashville, TN 37215	Owensboro, KY 42301

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,100,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 12th day of June, 2014.



(Seal) My Commission Expires MAY 6, 2015

Affiant

Notary Public

My commission expires: 7/6/2015