WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/14 10:22 2 pgs
Fees:13.00 Taxes:1180.30
20140702-0058112

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 20 14

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2014-0515

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talbert Construction Advisors, LLC	New Owner	118 02 0 030.00
(NAME)	(NAME)	
903 Albert Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jennie Wilkins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Talbert Construction Advisors, LLC,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 35 feet of Lot No. 4 and the west 30 feet of Lot No. 5 on the Map of Inverness Subdivision, as of record in Book 843, page 103.

Said parts of said lots front together 65 feet on the northerly side of Inverness Avenue, and run back between parallel lines, 161 feet, more or less, to a dead line.

Being the same property conveyed to Clarence D. Wilkins and wife, Jennie D. Wilkins by warranty deed of A.T. Price and wife, Lellie Price of record in Book 3904, page 815, said Register's Office dated 06/22/1965. The said Clarence D. Wilkins died July 31, 1999 and said property vested to Jennie D. Wilkins.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2014 tax a lien on 01/01/2014 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 843, page 103, Register's Office for said County.

This property, known as 832 Inverness Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 27th DAY OF June, 2014.

Jennie Wilkins

Jennie Wilkins

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennie Wilkins, with whom I am personally acquainted (or provided 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 and official seal, this the 27th day of June 2014.

Notary Public

My Commission Expires: 9/5/16

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON