Davidson County DEEDWARR
Recvd: 08/29/14 15:58 2 pgs
Fees:13.00 Taxes:943.50
20140829-0079383

# WARRANTY DEED

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

MST 2014-0677

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Aug., 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**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 | Same as New Owner | 117-04-0-367.00 |
| (NAME) | (NAME) | |
| 903 Albert Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204-8666 | | |
| (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, **Buford N. Bledsoe,** 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:

**Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Belmont Terrace Annex No. 4 of record in Plat Book 974, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to William W. Bledsoe and wife, Lauraetta Bledsoe by deed from John p. Ayers, Jr., and wife, Carolyn E. Ayers of record in Book 4453, page 735, Register's Office for Davidson County, Tennessee, dated October 16, 1970 and recorded on October 21, 1970. The said William W. Bledsoe having since deceased. (Date of Death believed to be October 01, 1996)**

**The said Lauraetta Bledsoe having since deceased. Estate of Lauraetta Bledsoe of record in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 13P1570. Being the same property conveyed to Buford N. Bledsoe by deed from Buford N. Bledsoe of record in Instrument No. 20140411-0030377 Register's Office for Davidson County, Tennessee, dated April 08, 2014 and recorded on April 11, 2014.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1174, Page 492, in the Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary

Sewers and/or Storm drainage of record in Book 3983, Page 225, in the Register's Office for Davidson County, Tennessee.

This property, known as 2907 Primrose Circle, Nashville, TN 37212
(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 29th DAY OF Aug., 2014.

Buford N Bledsoe

Buford N. Bledsoe

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Buford N. Bledsoe, 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 29th day of August, 2014.

Notary Public My Commission Expires: 9/5/16 (SEAL)

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: 10/17/16

D. MCCLAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016