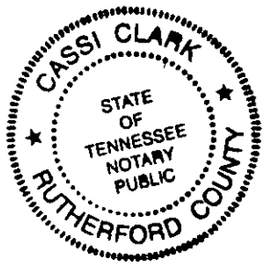
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $204,500.00.

Affiant

Subscribed and sworn to before me this 5 day of September, 2014.

Notary Public
My Commission expires: 5/19/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seth P. Talley	Franklin American Mortgage Co.	136-10-0-025.00
3522 Wood Bridge Drive	501 Corporate Centre Dr. Ste 400	
Nashville, TN 37217	Franklin, TN 37067	

BILL GARRETT, Davidson County
Trans:T20140067488 DEEDWARR
Recvd: 09/10/14 14:09 2 pgs
Fees:13.00 Taxes:756.65
20140910-0082990

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dory Hogan, an unmarried woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Seth P. Talley and Angela C. Talley, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Percy Priest Lake Park, Section 7-A, as of record in Book 5200, Page 107, 108 and 109, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dory Hogan, from Chanthy Ouk, unmarried, by deed on July 26, 2013, of record in Instrument Number 20130801-0080519, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 107, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5499, page 879, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3522 Wood Bridge Drive, Nashville, TN 37217

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 5, 2014.

Dory Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dory Hogan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 5, 2014

My commission expires 11-6-17

Notary Public



Return to:

stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122