Davidson County	DEEDWARR
Recvd: 02/23/15 12:19	4 pgs
Fees:23.00 Taxes:416.25	
20150223-0015367	

#32205

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32205-01-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112,500.00. Affiant Subscribed and sworn to before me this 20th day of February, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Ann L. Talbot, Nicole J. Maguire 4916 Trousdale Lane Nashville, TN 37220	**Send Tax Bills To:** Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 042 12 0 043 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally Wehby Living Trust established by The Revocable Trust Agreement of Charles T. Wehby and Sally T. Wehby, dated December 17, 2014**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann L.Talbot, unmarried and Nicole J. Maguire, unmarried, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 510 Charles Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2015.

Charles T. Wehby, Trustee

Charles T. Wehby, Trustee of The Charles & Sally Wehby Living Trust established by The Revocable Trust Agreement of Charles T. Wehby and Sally T. Wehby, dated December 17, 2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles T. Wehby,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

*Trustee

Witness my hand, at office, this 20th day of February, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 27 and the westerly 50 feet of the south 141 feet, more or less, of Lot 26 on the Plan of W. W. Gray Subdivison, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Melrose Avenue, 50 feet west of the corner of Lots 25 and 26; thence northerly 141.5 feet to a point; thence westerly 50 feet to the line between Lots 26 and 27; thence with the line between said lots northerly 9 feet to the corner of said lots and of Lot Nos. 28 and 29; thence with the line between lots No. 27 and 28, westerly 100 feet to a point; thence southerly 150 feet to the northerly margin of Melrose Avenue; thence with the margin of the same easterly 150 feet to the point of beginning.

Being the same property conveyed to Charles T. Wehby by deed dated October, 19, 2011 from Teresa L. Berry Gomez and Manual I. Gomez of record in Instrument No. 20111020-0081585, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 17, 2014 of record in Instrument No. 20141226-0117780, Register's Office for Davidson County, Tennessee, Charles T. Wehby conveyed his interest in subject property to Charles T. Wehby and/or Sally J. Wehby, Trustees of the Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby dated December 17, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 974, page 22, Register's Office for Davidson County, Tennessee.

True Copy Certification

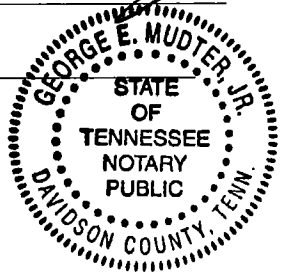
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:



My Commission Expires MAY 3, 2016