Return to: Bridgehouse Title

(1)

BILL GARRETT, Davidson County
Trans:T20150014063 DEEDWARR
Recvd: 02/26/15 10:18 2 pgs
Fees:13.00 Taxes:607.47
20150226-0016534

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hayley & Zachery Shaddix
3009 Glenboro Drive
Hermitage, TN 37076

SEND TAX BILL TO:
MERS
P.O Box 2026
Flint, MI 48501-2026

MAP/PARCEL 087-01-0A-096.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Matthew Cole Tallent aka Matthew C. Tallent, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Zachery T. Shaddix and Hayley B. Shaddix, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 138 on the Plan of Section Two, Chesney Glen, as shown by plat of record in Book 9700, page 434, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Matthew Cole Tallent and Jesi R. Tallent, husband and wife, by Warranty Deed from Brian W. Baskin and Karen L. Baskin, husband and wife, dated August 15, 2007, of record in Instrument No. 20070817-0098428, Register's Office for Davidson County, Tennessee. Jesi R. Tallent conveyed her interest in said property to Matthew C. Tallent by Quitclaim Deed dated December 1, 2010, of record in Instrument No. 20110414-0028821, Register's Office for Davidson County, Tennessee and by Quitclaim Deed dated May 15, 2013, of record in Instrument No. 20130613-0060246, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3009 Glenboro Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

7. **EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters appearing on the plat of record in Book 9700, page 434 and Book 9700, page 215, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10278, page 279; Book 10449, page 215; Book 10449, page 217; Book 10528, page 73 and Book 10640, page 944, Register's Office for Davidson County, Tennessee.

Articles of Incorporation/ Charter of record in Book 10290, page 256, Register's Office for Davidson County, Tennessee and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20 day of February, 2015.

Matthew C. Tallent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Matthew C. Tallent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20 day of February, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $164,182.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

File No: 158060