WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/15 12:11 2 pgs
Fees:13.00 Taxes:1332.00
20150319-0023776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2015.

Notary Public

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

G-TG-15-3319

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Talbert Construction Advisors, LLC	**New Owner**	
(NAME) **903 Albert Court**	(NAME)	**09213039200** **09213039300**
(ADDRESS) **Nashville, TN 37204-4005**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSEPH E. CASSELL AND BLAS G. FALCONER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TALBERT CONSTRUCTION ADVISORS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos.125 and 126 on the Map of Hortense Place of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Joseph E. Cassell, a single man by Warranty Deed from Richard G. Campbell and wife, Dorothy F. Campbell, recorded on the 20th day of April, 2005 in Instrument No. 20050420-0043821, in the Register's Office of Davidson County, Tennessee and being part of the same property conveyed to Joseph E. Cassell and Blas G. Falconer by Quitclaim Deed from Joseph E. Cassell, recorded on the 11th day of March, 2015 in Instrument No. 20150311-0020915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF HORTENSE PLACE, as recorded in Plat Book 161, Page 167,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3315 & 3317 Nevada Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2015.

Joseph E. Cassell by John Gleaves, attorney-in-fact

Blas Falconer by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH E. CASSELL AND BLAS G. FALCONER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH E. CASSELL AND BLAS G. FALCONER.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

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