27111-8

return to: John T. Cook, PC
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044870 DEEDWARR
Recvd: 06/08/15 12:37 2 pgs
Fees: 13.00 Taxes: 2405.00
20150608-0053518

ANNA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $650,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2015.

Notary Public
My Commission expires: 5-8-18
(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:
Barbara A. Decker	Farmington Mortgage	131031K00100CO
4113A Oriole Place	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37215	Nashville, TN 37215	

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, **TALBERT CONSTRUCTION ADVISORS, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald C. Decker, Jr. and Barbara B. Decker, 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 Unit No. 4113A of the Plan of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenenants, Conditions and Restrictions of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20140522-0044302 Register;s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument Number 20140522-0044302, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Talbert Construction Advisors from John Cole Word, unmarried by Warranty Deed on October 4, 2013, of record in Instrument Number 20131010-0106414, 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:

- Subject to all matters as shown on the Plan of record in Book 1130, Page 30, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1130, Page 30; Instrument Numbers 20140522-0044302 and 20131220-0128667, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20140110-0002804, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4113A Oriole Place, Nashville, TN 37215**

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 June 4, 2015.

Talbert Construction Advisors, LLC, a Tennessee limited liability company

By Ryan Talbert, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson,

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Talbert Construction Advisors, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11.5.2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE