WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$615,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of June, 2015

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER R. PIERCE

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:
Dameon Allensworth	Pinnacle Bank	118-02-0Y-001.00CO
832-A Inverness Avenue	150 3rd Avenue South, Suite 900	
Nashville, TN 37204	Nashville, TN 37201	

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, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dameon Allensworth and Susanna Maria Gattoni Allensworth, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. A on the Plan of Inverness Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140702-0058188, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby for a more complete description.

Being part of the same property conveyed to Talbert Construction Advisors, LLC from Jennie Wilkins by Warranty Deed on June 27, 2014, of record in Instrument Number 20140702-0058112, 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 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown as on the Plan of record in Book 843, Page 103, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Exhibit "B" recorded in Instrument Number 20140702-0058188, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **832-A Inverness Avenue, Nashville, TN 37204**

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.

BILL GARRETT, Davidson County
Trans:T20150049180 DEEDWARR
Recvd: 06/19/15 12:48 2 pgs
Fees:13.00 Taxes:2275.50
20150619-0058943

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 17, 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 the Ryan Talbert of TALBERT CONSTRUCTION ADVISORS, LLC the within named bargainor, a Limited Liability Company and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Authorized Agent.

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

_____ My Commission Expires: 11-6-17
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY