Davidson County DEEDWARR
Recvd: 08/05/15 13:24 3 pgs
Fees:18.00 Taxes:962.00
20150805-0077948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August 2015

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas Gilbert Mercado and Kathleen Smith-Mercado	SWBC Mortgage Corporation	071 15 0 463.00
(NAME)	(NAME)	
1208 Lischey Ave	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mahsa Talbott, a married person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Gilbert Mercado and Kathleen Smith-Mercado, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 13 feet of Lot No. 30 and the southerly 33 feet of Lot No. 31 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said northerly part of Lot No. 30 and southerly part of Lot No. 31 front together 46 feet on the westerly side of Lischey Avenue or North 4th Street and back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Chester C. Whitaker and wife, Jean Whitaker by Warranty Deed from Elva M. McCarty dated February 2, 1983 and recorded February 3, 1983 in Book 6002, Page 154, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Whitaker by Quitclaim Deed from Chester C. Whitaker dated June 20, 1985 and recorded June 25, 1985 in Book 6590, Page 319, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151927

Being a part of the same property conveyed to Chester C. Whitaker by Quitclaim Deed from Jean S. Whitaker dated April 9, 2005 and recorded April 22, 2005 as Instrument No. 20050422-0044931, in said Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Chester C. Whitaker, Trustee of the Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004 by Warranty Deed from Chester C. Whitaker, dated April 9, 2005 and recorded April 29, 2005 as Instrument No. 20050429-0047886, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nest Remodel, LLC, a Tennessee Limited Liability Company by Warranty Deed from Chester C. Whitaker, Trustee of the Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004, dated March 2, 2015 and recorded March 4, 2015 as Instrument No. 20150304-0018796, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mahsa Talbott a married woman by Warranty Deed from Nest Remodel, LLC, dated March 27, 2015 and recorded March 30, 2015 as Instrument No. 20150330-0027443, in said Register's Office for Davidson County, Tennessee.

This is not the primary residence of Mahsa Talbott or her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1208 Lischey Ave, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 28th day of July 2015

Mahsa Talbott by Michael Talbott as attorney-in-fact

Mahsa Talbott by Michael Talbott, as attorney-in-fact

File Number: GRN-151927

STATE OF TN

OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Miriam Talbott, to me known or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Monica Talbott, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of ~~X~~ Monica Talbott, for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith