THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085037** LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD, SUITE 220 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $304,500.00. Affiant Subscribed and sworn to before me, this 21st day of September, 2015. Notary Public My Commission Expires: 5-6-19

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

WARRANTY DEED

Address New Owner: John Wilkinson and Shelly Wilkinson 7501 STAFFORDSHIRE DR Nashville TN 37221-4615	Send Tax Bills To: Fifth Third Mortgage 5050 Kingsley Drive Cincinnati, OH 45263	Tax Information: Tax Parcel ID No. 141-15-0D-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Perry E. Talley, unmarried and Terry L. Talley, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelly Wilkinson and John Paul Wilkinson, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, PHASE 1, "SHEFFIELD" ON THE HARPETH, as shown on plat of record in Plat Book 6900, Pages 10 and 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Perry E. Talley and wife, Terry L. Talley by Warranty Deed from Lisa Edgin Hanna, unmarried, recorded on the 5th day of July, 2006 in Instrument No. 20060705-0079659, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page(s) 10 and 11, Boundary Plat recorded in Plat Book 6900, Page 9, revised in Plat Book 6900, Page 395.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6900, Page 900 and Book 7145, Page 954 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Book 7145, Page 964, amended in Book 8146, Page 463.

BILL GARRETT, Davidson County
Trans:T20150080885 DEEDWARR
Recvd: 09/23/15 09:32 2 pgs
Fees:13.00 Taxes:1126.65
20150923-0096556

Charter of Sheffield on the Harpeth Homeowners Association recorded in Book 8276, Page 238.

Unanimous Consent of Directors of Sheffield on the Harpeth Homeowners Association recorded in Book 8276, Page 238.

This is improved property located at 7501 STAFFORDSHIRE DR Nashville TN 37221-4615

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2015.

Perry E. Talley

Terry L. Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Perry E. Talley and Terry L. Talley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018