WARRANTY DEED

File #15717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150081441 DEEDWARR
Recvd: 09/24/15 12:48 2 pgs
Fees: 13.00 Taxes: 991.60
20150924-0097251

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Elizabeth Hamner	SunTrust Mortgage	-147-09-0A-002.00-CO
(NAME)	(NAME)	
601 Darlington Place	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Samuel W. Talley and wife, S. Carolyn Talley,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Elizabeth Hamner,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3-A on the Plan of Darlington Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" of the Master Deed of record in Book 7357, Page 380, and on the Plat of the Resubdivision of Lots Nos. 2 and 3, Darlington Place, of record in Book 6200, Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Samuel W. Talley and wife S. Carolyn Talley by Warranty deed from Shannon C. Stegall, unmarried of record in Instrument No. 20100602-0042441 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 02, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 601 Darlington Place (a/k/a 5025 Darlington Dr.), Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 18th day of September, 2015.

Samuel W. Talley

S. Carolyn Talley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Samuel W. Talley and S. Carolyn Talley, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2015.

My commission expires: 9.5.2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027