WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150098130 DEEDWARR
Recvd: 11/18/15 13:22 2 pgs
Fees:13.00 Taxes:2423.50
20151118-0117048

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $655,000.00.

Affiant

Subscribed and sworn to before me this 17 day of [illegible]

Notary Public
My Commission expires: [illegible]
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KENNETH M. BALLEW

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
Girish Hiremath	First Tennessee Bank	13103K00200CO
4113B Oriole Place	300 Court Ave. 3rd Floor	
Nashville, TN 37215	Memphis TN 38103	

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 **Girish Hiremath and Gouri Hiremath, 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. 4113B of the Plan of Oriole Place, a Condominium with Private Elements, as shown on Master Deed, of record in Instrument No. 20131220-128667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Talbert Construction Advisors, LLC 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:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 30, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140522-0044302, 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: **4113B 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 November 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 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: 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY