(2)

BILL GARRETT, Davidson County
Trans:T20150102646 DEEDWARR
Recvd: 12/04/15 10:13 2 pgs
Fees:13.00 Taxes:869.50
20151204-0122262

WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7822 RUSSELL CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
John Hackett Russell IV		07115031500
1210 N 2nd Street		
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAHSA TALBOTT*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN HACKETT RUSSELL IV, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1210 N 2nd Street, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 2nd day of December, 2015.

Mahsa Talbott by Michael Talbott, as her Attorney-in-Fact

Masha Talbott
By: Michael Talbott, as her Attorney-in-Fact

Michael Talbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL TALBOTT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2015.

Notary Public

My Commission Expires: 6-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL TALBOTT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mahsa Talbott for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Mahsa Talbott.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2015.

Notary Public

My Commission Expires: 6-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

file # 15-7822 RUSSELL CP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled CF Sharpe and WL Horn's 2nd Subdivision of Lindsley Property Northeast Nashville of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Masha Talbott, an individual by Substitute Trustee's Deed from Ashley S. Rudy, Esq., in her capacity as Substitute Trustee, recorded on the 4th day of February, 2011 in Instrument No. 20110204-0010127, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE. MICHAEL TALBOTT IS EXECUTING THIS DEED TO CONVEY ANY MARTIAL INTEREST HE MAY HAVE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.F. SHARPE AND W.L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY N.E. NASHVILLE, as recorded in Plat Book 161, Page(s) 53, 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).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).

5. Note: For informational purposes the previous Trustee's Deed from Ashley S. Rudy, Esq. in her capacity as Substitute Trustee to Masha Talbott, an individual was recorded on February 4, 2011 and had a consideration value of $46,000, as filed of record in the Davidson County Register of Deeds Office. The Company has provided this for informational purposes only and this will not impact the coverage afforded by First American Title Insurance Company.