WARRANTY DEED



MST 2016-0310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2016

Ashley Ann Reiss
Notary Public

MY COMMISSION EXPIRES: 2/9/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miles Bell and Hannah Bell	NEW Owner	117040Y00100CO
(NAME)	(NAME)	
2905 Primrose Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/12/16 09:44 3 pgs
Fees:18.00 Taxes:2072.00
20160412-0034848

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, WE, **Talbert Construction Advisors, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miles Bell and Hannah Bell, 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:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Primrose Estates, a Townhouse Planned United Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150121-0005885, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to Talbert Construction Advisors, LLC, by Warranty deed of Buford N. Bledsoe, of record in Instrument number 20140829-0079383, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage of record in Book 3983, Page 225, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1174, Page 492, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to all matters shown on the Plan of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee.

This property, known as 2905 Primrose Circle, Nashville, TN 37172
(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/our hand(s) this 11th DAY OF April, 2016.

Talbert Construction Advisors, LLC

BY:_____

Title:Agent

State of Tennessee
County of Williamson

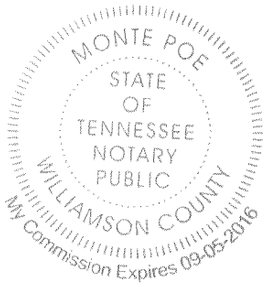
Before me the undersigned, a Notary Public in and for said State and County, personally appeared Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, to be Agent of Talbert Construction Advisors, LLC, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2016.

_____.
Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY