WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041588 DEEDWARR
Recvd: 05/18/16 09:36 2 pgs
Fees:13.00 Taxes:906.50
20160518-0049474

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

Affiant

Subscribed and sworn to me on May 13th 2016.

NOTARY PUBLIC

My Commission Expires: 4-24-19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Balee S. Greer 6238 Henry Ford Drive Nashville, TN 37209	New Owner	090 12 0 196.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and John C. Talbert and Kylie M. Talbert, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Balee S. Greer, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 226 on the Map of Charlotte Park Subdivision, Section III, as of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 226 fronts 63.8 feet on the easterly margin of Henry Ford Drive and extends back between lines 125.1 feet on the north line and 164.0 feet on the south line, to a broken line in the rear, measuring 98.6 feet thereon.
>
> Being the same property conveyed to John C. Talbert, single, by deed from Debbie Jean Fisher, David Fulcher, Brandon Fulcher, and Shania Fisher, Devisees under the will of William H.D. Fulcher of record in Instrument No. 20140923-0087384, recorded on September 23, 2014 in the Register's Office of said County. Kylie M. Talbert joins in the conveyance for the purpose of conveying any and all marital interests in said property.
>
> This is improved property known as 6238 Henry Ford Drive, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on May 13th, 2016.

John C. Talbert

Kylie M. Talbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 13th, 2016, before me personally appeared John C. Talbert and Kylie M. Talbert to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th of May, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY