GSPM Box 44

BILL GARRETT, Davidson County
Trans:T20160045723 DEEDWARR
Recvd: 05/31/16 15:02 2 pgs
Fees:13.00 Taxes:2956.30
20160531-0054584

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $799,000.00. Ann R. Francis Affiant Subscribed and sworn to before me, this 31st day of May, 2016. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Address New Owner As Follows: Ann R. Francis and Matt F. Garvey 200 Scotland Place Nashville, TN 37205	Send Tax Bills To: Renasant Bank 2001 Park Place N., Ste. 150 Birmingham, AL 35203	Map-Parcel Number: 116 14 0 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS R. TALBOT and spouse, HELEN KEIPP TALBOT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MATT F. GARVEY, an unmarried man, and ANN R. FRANCIS, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51 & 52, as shown on the map entitled Map of Belle Meade Subdivision, of record in Book 1130, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 51 & 52 front and adjoin 166.6 feet on the northerly margin of Scotland Place and extend back 159.9 feet on the easterly line and 170.5 feet on the westerly line to a dead line in the rear, measuring 110.6 feet thereon.

Being the same property conveyed to Thomas R. Talbot and spouse, Helen Keipp Talbot, by deed from Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship, of record in Instrument No. 20080701-0067821, dated June 30, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as: **200 Scotland Place, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of May, 2016.

Thomas R. Talbot

Thomas R. Talbot

Helen Keipp Talbot

Helen Keipp Talbot

BY: Thomas R Talbot, Attorney-In-Fact

Thomas R. Talbot, Attorney-In-Fact, pursuant to Power of Attorney of record in Inst. No. 20160531-0054583, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas R. Talbot, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2016

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas R. Talbot, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Helen Keipp Talbot and who acknowledged that he executed the same as the free act and deed of Helen Keipp Talbot.

WITNESS my hand, at office, this 31st day of May, 2016

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____