THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2016 Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Adamson	Mortgage Investors Group	MAP
2500 Alameda Street	8320 East Walker Springs Lane, Ste. 200	PARCEL 092-02-0-388.00
Nashville, TN 37208-2818	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Audrey Camille Talley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Adamson and Beverly Wilson**

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 Lot No(s) 74 and 73 of Block No. 2 on the Plan of the subdivision of the Heffernan Place, as of record in Book 161 Page 138, Register's Office for said County.

Said lot Nos. 73 and 74 front together 100 feet on the Northerly side of Almeda Street and extend back between parallel lines with the Westerly margin of 25th Avenue North 140 feet to an alley.

Being the same property conveyed to Audrey Camille Talley by Warranty deed from Marguerite Ada Talley, widow of record in Instrument No. 20060510-0054967 Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded on May 10, 2006.

Being also known as 2500 Alameda Street Nashville, Tennessee 37208-2818.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2500 Alameda Street, Nashville, TN 37208-2818.**

BILL GARRETT, Davidson County
Trans:T20160076712 DEEDWARR
Recvd: 09/01/16 13:13 2 pgs
Fees:13.00 Taxes:538.35
20160901-0092062

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 hand(s) this the 26th day of August, 2016.

Audrey Camille Talley by Larry L Talley SR attorney in fact

Audrey Camille Talley by Larry L. Talley, Sr., Attorney-in-Fact

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 **Larry L. Talley, Sr.** 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 **Audrey Camille Talley**, as her Attorney in Fact, as the free act and deed of the within named **Audrey Camille Talley**.

Witness my hand and official seal this the 26th day of August, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE