WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096263 DEEDWARR
Recvd: 10/31/16 15:57 2 pgs
Fees:13.00 Taxes:3089.50

20161031-0115114

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$835,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of October, 2016

Notary Public
My Commission Expires: (Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Mason Jones	**OWNER**	118-13-0L-002.00CO
903 Albert Court		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Talbert Construction Advisors, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Mason Jones and Emily Jones, husband and wife,** ~~XXXXXXXXXXXX~~, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of Albert Court, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Albert Court, of record in Instrument Number 20120309-0020690, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Hilmont Builders, LLC, a Tennessee limited liability company from Jane M. Crawford by Deed of record in Instrument Number 20111227-0100832, Register's Office for Davidson County, Tennessee. Further conveyed to Talbert Construction Advisors, LLC, a Tennessee limited liability company from Hilmont Builders, LLC, a Tennessee limited liability company by Quitclaim Deed on May 7, 2012, of record in Instrument Number 20120530-0046662, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matter as shown on Exhibit "B" to the Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20120309-0020690, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20120309-0020690, Register's Office for said County; Restrictive Covenants of record in Book 2196, Page 106, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 903 Albert Court, Nashville, TN 37215

TO HAVE AND TO HOLD. The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this October 31, 2016.

Talbert Construction Advisors, LLC, a Tennessee limited liability company

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 authorized agent (or other officer authorized to execute the instrument) of **Talbert Construction Advisors, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW A. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY