Davidson County DEEDWARR Recvd: 04/17/17 14:27 3 pgs Fees:18.00 Taxes:499.50 **20170417-0037067**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2017. Notary Public My commission expires: 7/2/18
(Notary Stamp)	

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kerry Hall and Harold Talley	Kerry Hall and Harold Talley	061-05-0-023-00
534 Maplewood Ln	534 Maplewood Ln	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michelle Burks

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kerry Hall and Harold Talley

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the 12th Civil District of Davison County, State of Tennessee, being known and designated as follows: Land in the 12th Civil District of Davidson County, Tennessee, being Lot 6 on the unrecorded map of D.H. Thompson's Lots on Maplewood Lane and described according to a copy of a survey thereof by John Wilkes, Civil Engineer, April 6, 1932, as follows: Beginning at a point in the Center of Lots 5 and 6; thence with the line between said Lots, Southwardly 475 feet to a point; thence North 82 degrees West 80 feet to a point; thence North 5 degrees 36' East, passing partly along the East line of Lot 7, 469 feet to the Center line of Maplewood Lane; thence with the Center line of the same, South 85 degrees 52' East 100 feet to the beginning.

Being the same property conveyed to Michelle Burks by Special/Limited Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20100331-0023845 Register's Office for Davidson County, Tennessee, dated March 18, 2010 and recorded on March 31, 2010.
This property is not the marital residence of the Grantor or the Grantor's spouse.

This is X improved ☐ unimproved property known as **534 Maplewood Ln, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of April, 2017.

Michelle Burks

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, Michelle Burks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of April, 2017.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, MARTHA BROWN, 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 Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | 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: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY