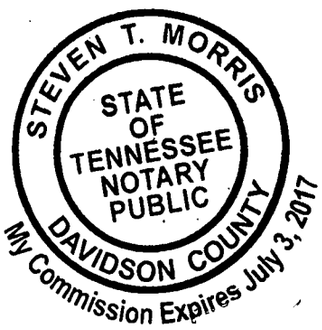
BILL GARRETT, Davidson County
Trans:T20170032031 DEEDWARR
Recvd: 04/17/17 15:25 2 pgs
Fees:13.00 Taxes:481.00
20170417-0037205

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, ~~this the 17th~~ day of April, 2017.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Talley Shena Talley	QUICKEN LOANS	
1210 McGavock Pike	1050 WOODWARD AVE.	072-06-0-348.00
Nashville, TN 37216-3132	DETROIT, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANNY L. TALLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN TALLEY AND SHENA TALLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BT. ST

Land in Davidson County, Tennessee, being the West 50 feet of the East 75 feet of the North 200 feet of Lot No. 3 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the South side of McGavock Pike and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Dennis F. Talley and Danny L. Talley, as joint tenants with right of survivorship by Warranty deed from Julie Brady, individually, and as Conservator for Lonnie Brooks of record in Book 11584, page 68, Register's Office for Davidson County, Tennessee, dated July 20, 1999 and recorded on July 22, 1999 and corrected by Deed of Correction of record in Book 11733, Page 994. The said Dennis F. Talley died 07/30/2003 leaving Danny L. Talley as surviving tenant.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1210 McGavock Pike, Nashville, TN 37216-3132.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2017.

Danny L Talley

Danny L. Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Danny L. Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of April, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017