(1) Box 36

BILL GARRETT, Davidson County
Trans:T20170046503 DEEDWARR
Recvd: 06/01/17 13:48 2 pgs
Fees:13.00 Taxes:619.75
20170601-0054565

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of May, 2017, by and between Jimmy Lee Brown, unmarried, party of the first part, and Marion Tallent III ~~and Christina Marie Tallent~~, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Riverview Gardens Subdivision, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Kellow Street, said point being the common front corners of Lots Nos. 12 and 13; thence along the line between said lots southwardly 69.6 feet to a point thence eastwardly 77.2 feet to a point in the westerly margin of 18th Avenue North; thence along said margin of said Avenue northwardly 61.8 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction 35.3 feet to a concrete monument in the southerly margin of Kellow Street; thence in a westerly direction 68 feet along said margin of said street to the point of beginning.

Being all or part of the same property conveyed to Jimmy Lee Brown and Willie Mae Brown by virtue of that certain Warranty Deed dated September 2, 1971, and being of record at Book 4544, Page 327 in the Register's Office of Davidson County, Tennessee. Willie Mae Brown and Jimmy Lee Brown remained married until the death of Willie Mae Brown on June 2, 1989, leaving Jimmy Lee Brown as the remaining tenant by the entirety.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictiosn of record at Plat Book 3600, Page 46 in said Register's Office Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jimmy Lee Brown

Jimmy Lee Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jimmy Lee Brown , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Marion Tallent III and Christina Moares Tallent

Tax Parcel No 081-03-315.00

Property Address: 1702 Kellow St
Nashville, TN 37208

MAIL TAX
BILLS TO: Marion Tallent III
1702 Kellow St
Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $167,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of May, 2017.

Notary Public

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020