THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612197**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,862,900.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170070543 DEEDWARR
Recvd: 08/15/17 09:34 2 pgs
Fees:13.00 Taxes:6892.73
20170815-0083470

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Frederick Talerico and Anna Elizabeth Talerico 4527 BEACON DR Nashville, TN 37215-4003	New Owner	Tax Parcel ID No. 13015004500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jocelyn Properties GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Frederick Talerico and Anna Elizabeth Talerico, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "S" on the plan of Tyne Meade, Section 4, as of record in Book 1424, Page 25, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from Brian Waller to Jocelyn Properties, GP, a Tennessee General Partnership as recorded on the 21st day of August, 2015 in Instrument No. 20150821-0084840 and Warranty Deed from Truxton Trust Company and Pamela J. Chilton as co-executors of the Estate of Betty Jeanne Vandervort Arnold to Brian Waller as recorded on the 13th day of July, 2015 in Instrument No. 20150713-0068011, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION 4, as recorded in Plat Book 1424, Page(s) 25.

A Perpetual Easement as shown in Book 1512, Page 384.

This is improved property located at 4527 BEACON DR Nashville, TN 37215-4003.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2017.

Jocelyn Properties GP

By: JB Haile, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JB Haile, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of Jocelyn Properties GP, a Tennessee General Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of August 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021