WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$875,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of January, 2018.

Notary Public
My Commission expires: _____
(Affix Seal)

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:
Jeffrey Gordon Thomas	New Owner	118-01-4P-002.00
920 B Kirkwood Avenue		
Nashville, TN 37204		

Bill Garrett Davidson County
Batch# 54060 DEEDWARR
02/02/2018 08:42:23 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20180202-0010672

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey Gordon Thomas and Maryann Jarou Thomas**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain lot or parcel of land situated in the 7th Civil District of Davidson County, Tennessee and described as follows:

Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Kirkwood Estates, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20151124-0119412, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Talbert Construction Advisors, LLC from Daniel Robert McChane, a single man, by Warranty Deed on November 17, 2015, of record in Instrument Number 20151118-0117196, 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 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20151124-0119412, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20151124-0119412, 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: **920 B Kirkwood Avenue, Nashville, TN 37204**

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 January 30, 2018.

Talbert Construction Advisors, LLC, a Tennessee limited liability company

BY: _____
Ryan Talbert, Authorized Agent

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 H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY