THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114741

Bill Garrett Davidson County
Batch# 67693 DEEDWARR
03/12/2018 09:47:00 AM 2 pgs
Fees: $13.00 Taxes: $699.30
20180312-0022951

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $189,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 01-06-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mathew Corbin Talley and Caitlin Woldt Talley 4252 Valley Grove Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-16-0-086.00

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, **Donald Gary Durham, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caitlin Woldt Talley and Mathew Corbin Talley, wife and husband**, ("Grantees"), their 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(s) 125, as shown on the map entitled Valley Grove Subdivision, Section 5, of record in Plat Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONALD GARY DURHAM, by deed from BRANDON L. WALKER and AMBER L. WALKER, husband and wife, of record in Instrument No. 20151217-0126732, dated December 14, 2015, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 086-16-0-086.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 582, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6112, page 277, said Register's Office.

This is improved property located at 4252 Valley Grove Drive Hermitage TN 37076

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 9th day of March, 2018.

Donald Gary Durham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Gary Durham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2018.

Notary Public

My Commission Expires: 09-10-2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018