WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $276,000.00.

Affiant

Subscribed and sworn to me on April 20th, 2018.

NOTARY PUBLIC

My Commission Expires: 5/5/20

Bill Garrett Davidson County
Batch# 83597 DEEDWARR
04/23/2018 09:59:00 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20180423-0037837

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31437

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen K. Garrett and Dianne Tatara 1433 Quail Run Nashville, TN 37214	First Community Mortgage 262 Robert Rose Drive, Suite 101 Murfreesboro, TN 37129	108-12-0-136.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sandra Talavera, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Stephen K. Garrett and Dianne Tatara, both unmarried, as tenants in common with right of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Trailwood, Section Two of record in Plat Book 6050, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Sandra Talavera, married by Warranty Deed from Kurt M. Willms, married of record on November 17, 2011 in Instrument No. 20111117-0090129 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Sandra Talavera by Quitclaim Deed from Dean Jeffery Talavera of record on July 18, 2013 in Instrument No. 20130718-0074353 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of Trailwood of record in Plat Book 6050, Page 148, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5728, Page 298, Book 6128, Page 361, Book 8078, Page 521 and Book 10413, Page 344, in the Register's Office for Davidson County, Tennessee.
4. Deed of Conveyance of record in Book 7681, Page 545 and Book 7628, Page 539, in the Register's Office for Davidson County, Tennessee.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1433 Quail Run, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 20th day of April, 2018.

Sandra Talavera

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Sandra Talavera, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as her free act and deed.

Witness my hand and official seal on April 20, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021