THIS INSTUMENT PREPARED BY: TITLE PROFESSIONALS, INC.
134-G MARKET PLACE BLVD.
KNOXVILLE, TENNESSEE 37922
File #: 18-359

Karen Y Johnson Davidson County
Batch# 152052 DEEDWARR
10/17/2018 11:55:48 AM 3 pgs
Fees: $18.00 Taxes: $1,252.45
20181017-0102924

PARCEL NO. 172 03 0B 067.00

WARRANTY DEED

THIS INDENTURE, made and entered into as of the October 12, 2018 by and between

Leslie C. Taylor, Unmarried

First Parties, and

Chad Talbot and wife, Danica Talbot

Second Party,

WITNESSETH: That said First Parties, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged,

Have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell, convey unto the said Second Party the following described premises, to wit:

Land In Davidson County, Tennessee, Being Lot(S) 67, As Shown On The Map Entitled The Woodlands Phase 2, Of Record As Plat Book 6900, Page 635, 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 **Leslie C. Taylor** from **Beth T. Davis And Husband, Hearl B. Davis, III** by deed of record dated **9/24/2010** in **Instrument Number 201009280077201** in the Register of Deeds Office for **Davidson** County, Tennessee.

This conveyance is made subject to any and all applicable restrictions, easements, building setback lines and conditions of record in the Register of Deeds Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE AND THE PROPERTY DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, his/her heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said second Party, his/her heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except for all applicable easements, restrictions, easements, restrictions, reservations and setback lines as are hereinabove mentioned,

And that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) _____(L.S.)
Leslie C. Taylor

_____(L.S.) _____(L.S.)

INDIVIDUAL
STATE OF North Carolina
COUNTY OF Union

Personally appeared before me, a Notary Public of said County and State, Leslie C. Taylor, the within named bargainor (s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2018.

_____
Notary Public
My commission expires: August 19, 2020

CATHERINE SAUER
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires Aug. 19, 2020

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of this property transferred, whichever is greater is $338,500.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of October, 2018.

Notary Public

SEAN COFFMAN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My commission Expires: 3-5-22

Return to:	**Send tax bills to and Owners Address:**	**Property Address:**
Title Professionals, Inc. 134-G Market Place Blvd. Knoxville, TN 37922	Chad Talbot and Danica Talbot 661 Magnolia Ln. Nashville, TN 37211	661 Magnolia Ln. Nashville, TN 37211 Map & Parcel: 172 03 0B 067.00