Karen Y Johnson Davidson County
Batch# 156849 DEEDWARR
11/05/2018 02:31:30 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20181105-0109626

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2018-1393

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Nov., 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Moss Wilson, Jr. and Mary Bridges	Same as new owner	104-10-0-24200
(NAME)	(NAME)	
3111 Overlook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Talbert Construction Advisors, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Moss Wilson, Jr. and Mary Bridges,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Glenn Monroe Property, as of record in Book 4470, page 42, Register's Office for said County. Said Lot No. 1 fronts 100.00 feet on the southerly side of Overbrook Drive and runs back between lines, 150.00 feet on the easterly side, and 172.0 feet on the westerly side, which is along the easterly margin of 32nd Ave., South, to a line in the rear on which it measures 104.4 feet thereon.

Being the same property conveyed to Talbert Construction Advisors, LLC by warranty deed from Patricia H. Shearin and George Everett Shearin, wife and husband of record in Instrument No. 20140306-0018775 Register's Office for Davidson County, Tennessee, dated March 4, 2014 and recorded on March 6, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, All matters as set forth on the plat of record in Plat Book 4470, page 42, Register's Office for said County.

This property, known as 3111 Overlook Drive, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 1 DAY OF November, 2018.

Talbert Construction Advisors, LLC

BY: _____

Ryan Talbert, Agent

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for said State and County, 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 Agent of Talbert Construction Advisors, LLC, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of November, 2018.

_____.
Notary Public

My Commission Expires: 5-27-2019

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public Williamson County