WARRANTY DEED

Karen Johnson Davidson County
Batch# 190960 **DEEDWARR**
02/01/2019 01:53:02 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20190201-0009890

R-CPP-19-1230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Lechlak and Aaron Lechlak		
(NAME)	(NAME)	**051-00-0-046.00**
1230 Briarville Road	**Same as New Owner**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURETTA THOMAS AND STEPHEN TALLEY AND JAMES TALLEY, JR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE LECHLAK AND AARON LECHLAK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of a 9 acre tract in the original 11th Civil District of said County, described according to a survey made by Roy B. Brantley, Surveyor dated January 8, 1966, as follows:

Beginning at a point in the westerly margin of Briarville Road, said point being the southeast corner of the property conveyed to Charles Edward Lyle and wife, by deed from Haywood E. Sherrod and wife, of record in Book 3988, page 57, Register's Office for Davidson County, Tennessee; thence with the line between said lots south 88 deg 40' west 315.75 feet to a point; thence south 0 deg 15' West 51.82 feet to a point; thence north 88 deg 40' east 315.5 feet to a point in the west margin of Briarville Road; thence with the margin of same north 0 deg 30' east 51.82 feet to the point of the beginning.

Being the same property conveyed to James Willie Edward Talley and wife, Wilma Jean Talley by Warranty deed from Haywood H. Sherrod and wife, Sara H. Sherrod of record in Book 4112, page 7, Register's Office for Davidson County, Tennessee, dated March 8, 1967 and recorded on March 18, 1967.

The said Wilma Jean Talley having since died on March 7, 2005, predeceasing her husband, James Willie Edward Talley. James Willie Edward Talley having since died on August 4, 2018.

The said James Willie Edward Talley is one and the same as James E. Talley, Sr.

Pusuant to Affidavits of Heirship recorded simultaneously herewith at Instrument Number 20190201.0009887 and Instrument Number 20190201.0009889 the grantors herein, Lauretta Thomas, Stephen Talley, and James Talley, are the heirs-at-law of the decedent, James E. Talley, Sr., and do hereby convey the above-described property.

The said Lauretta Thomas, Personal Representative of the Estate of James E. Talley, Sr., Docket 18P1612, Circuit Court of Davidson County, Tennessee (Probate Division), joins herein to convey any and all interest the estate may have in the subject property.

The above-described property is not the primary or marital residence of any grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4199, Page 498, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1230 Briarville Road, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JANUARY, 2019.

Lauretta Thomas

Stephen Talley

James Talley, Jr, by Lauretta Thomas as Attorney in Fact

Estate of James E. Talley, Sr.

BY: _____
Lauretta Thomas
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURETTA THOMAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES TALLEY, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES TALLEY, JR.

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURETTA THOMAS, PERSONAL REPRESENTATIVE of the ESTATE OF JAMES E. TALLEY, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212