Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911901

WARRANTY DEED

Karen Johnson Davidson County
Batch# 243342 **DEEDWARR**
06/14/2019 09:16:59 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20190614-0057236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2019.

NOTARY PUBLIC

My commission expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Tallent and Barbara Tallent 8012 E. Chase Court Nashville, TN 37221	Same address as new owner	156-09-0-039.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Forty Five Thousand and 00/100 Dollars ($745,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH A. CHERRINGTON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN TALLENT AND BARBARA TALLENT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson and Williamson County, Tennessee, being Lot 12, REVISION THREE, CHASE CREEK, as shown on plat of record in Instrument No. 20050725-0086191 (as to Davidson County) and Plat Book P44, Page 14 (as to Williamson County), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Alan D. Cherrington, married to Deborah A. Cherrington, married as recorded on the 1st day of March, 2005 in Instrument No. 20050301-0022652 and Warranty Deed from Tim A. Tyler and Patrick L. Malone, both married to Alan D. Cherrington and wife, Deborah A. Cherrington as recorded on the 30th day of August, 1999 in Deed Book 11640, Page 226, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of May, 2019.

DEBORAH A. CHERRINGTON

ALAN D. CHERRINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Deborah A Cherrington and Alan D. Cherrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of May, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021