Name and Address of New Owner:
Jeffrey K. Talbot and Amy L. Talbot
4013 Moss Rose Drive
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07301025100

Karen Johnson Davidson County
Batch# 321795 DEEDWARR
11/27/2019 12:33:38 PM 2 pgs
Fees: $13.00 Taxes: $1,657.60
20191127-0122865

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David S. Fowlkes and Mollie L. Fowlkes, Trustees of the Fowlkes Revocable Living Trust, UAD April 18th 2018,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey K. Talbot and Amy L. Talbot, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Moss Rose Heights, Section No. 2, Extended, as of record in Book 1424, Page 109, Register's Office for said county, described as follows:

Beginning on the westerly margin Moss Rose Drive at a point 500 feet, more or less, south of the southerly margin of Claypool Avenue, being the southeast corner of the property conveyed to Hiram O. Kirk and wife by deed from Weakley J. Tune and wife, of record in Book 1578, Page 327, Register's Office for said County; thence with said Kirk's southerly line, westwardly 200 feet; thence southwardly 100 feet to the northwest corner of the property conveyed to Wallace Edwin Blizzard and wife by deed from Weakley J. Tune and wife, of record in Book 1579, Page 218, said Register's Office; thence with said Blizzard's northerly line, eastwardly 200 feet to the westerly margin of Moss Rose Drive; thence with said Drive, northwardly 100 feet to the beginning.

Being the same property conveyed to David S. Fowlkes and Mollie L. Fowlkes, Trustees of the Fowlkes Revocable Living Trust, dated April 18th 2018, by Warranty Deed from David S. Fowlkes and wife, Mollie L. Fowlkes dated April 18th 2018 and recorded April 25th 2018 of record in Instrument No. 20180425-0038759 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved Property known as :4013 Moss Rose Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of November, 2019.

Fowlkes Revocable Living Trust dated April 18, 2018

By: David S. Fowlkes (SEAL)
David S. Fowlkes, Trustee

By: Mollie L. Fowlkes (SEAL)
Mollie L. Fowlkes, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, David S. Fowlkes and Mollie L. Fowlkes, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of Fowlkes Revocable Living Trust UAD 04/18/2018, and who further acknowledges that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 25th day of November, 2019.

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $448,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of November, 2019.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 1-3-22
File No. 19-712