Karen Johnson Davidson County
Batch# 375207 DEEDWARR
03/20/2020 09:22:09 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20200320-0030735

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1188TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of March, 2020.

Notary Public

Commission Expiration: 1-P-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Daniel Talbert and Jill Talbert 113 Bellevue Dr. South Nashville, TN 37205	**SAME AS NEW OWNER.**	116 14 0 026.00

WARRANTY DEED

FOR AND IN 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, **Niles A. Borop III and Stephanie A. Borop, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Talbert and Jill Talbert Husband and Wife** 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:

Property known as 113 Bellevue Dr. South Nashville, TN 37205, County of Davidson to wit:

Being Lot No. 23 on the Consolidation Plat, Lot 23 on the Map of Bransford Realty Company and Johnson Bransford Subdivision of Part of a 40 Acre Tract and All of Lot No. 27 and Part of Lot No. 28 in Deer Park Subdivision of Belle Meade of record in Instrument No. 20141120-0107173, said Register's Office.

Being the same property conveyed to Niles A. Borop, III, and spouse, Stephanie A. Borop, by deed from Julia F. Hubbard, a single person, dated 02/25/1994 filed and recorded 02/28/1994 of record in Book 9260, Page 121, said Register's Office. The said Stephanie A. Borop is actually known as Stephanie L. Borop.

Tax Map and Parcel ID is as follows 116 14 0 026.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 113 Bellevue Dr. South, Nashville, TN 37205

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 unemcumbered, 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 hand this 12th day of March, 2020.

Niles A. Borop III

Stephanie A. Borop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2020, before me personally appeared **Niles A. Borop III and Stephanie A. Borop**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 12th day of March, 2020.

Notary Public

Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022