Karen Johnson Davidson County
Batch# 438316 DEEDWARR
07/15/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,557.62
20200715-0077561

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $691,250.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Notary Public

My commission expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Darrell B. Talbert and Kimberly R. Talbert	new owner	172-02-0-040.00
6001 Woodland Hills Drive, Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Zachary Carter Lawson and Laney Runyon Lawson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Darrell B. Talbert and Kimberly R. Talbert, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 51 on the Plan of Section One, Myrtlewood Estates of record in Plat Book 5200, Page 361 and amended in Book 6595, Page 243, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Zachary Carter Lawson and Laney Runyon Lawson, husband and wife by Warranty deed from William Farrell and Silvia Farrell, husband and wife of record as Instrument No. 20180904-0087101, Register's Office for Davidson County, Tennessee.

This is improved property known as **6001 Woodland Hills Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of July, 2020.

Zachary Carter Lawson

Laney Runyon Lawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Zachary Carter Lawson and Laney Runyon Lawson, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of July, 2020.

Notary Public
My Commission Expires: 5-24-2023

SolomonParks File No. 20-000131-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Margaret Philpott, 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

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23