THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29063	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 975,000.00. KCV Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 2020. Ashley Schad Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 477911 DEEDWARR
09/17/2020 11:31:12 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20200917-0106570

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vintage South, LLC	New Owner	
108 Belle Meade Blvd	108 Belle Meade Blvd	11614002600
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Daniel Talbert and Jill Talbert,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vintage South, LLC,** a Tennessee limited liability company 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:

Land in Davidson County, Tennessee being described as follows:

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 Number, 20141120-0107173, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Niles A. Borop, III and spouse, Stephanie A. Borop by Warranty deed from Julia F. Hubbard, a single person of record in Book 9260, page 121 Register's Office for Davidson County , Tennessee, dated February 25, 1994 and recorded on February 28, 1994.

Being the same property conveyed to Daniel Talbert and Jill Talbert, Husband and Wife by Warranty deed from Niles A. Borop, III and Stephanie A. Borop, Husband and Wife of record in Instrument No. 20200320-0030735 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 20, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ____IMPROVED property known as **113 Bellevue Drive South, Nashville, TN 37221.**

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 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 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 our hands this the 15th day of September, 2020.

Daniel Talbert

Jill Talbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Talbert and Jill Talbert,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires: 1-8-24

Notary Public

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