THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930202**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2020. Notary Public My Commission Expires: MAR 6, 2024

DAVID GANT NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 499557 DEEDWARR
10/21/2020 10:52:03 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20201021-0122437

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Talbert and Jill Talbert 125 Page Road Nashville TN 37205	New Owner	Tax Parcel ID No. 130 05 0 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven J. Puricelli and Anne M. Puricelli, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Talbert and Jill Talbert, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 Block "J" on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page(s) 71 and 72, 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 Steven J. Puricelli and Anne M. Puricelli, husband and wife, by Warranty Deed from Elliott Kyle and Christine Kyle, of record in Instrument No. 20181022-0104481, in the Register's Office of Davidson County, Tennessee, dated October 19, 2018 and recorded on October 22, 2018.

Being the same property conveyed to Elliott Kyle and Christine Kyle, husband and wife by Warranty Deed from Damien W. Creavin and wife, Susan M. Creavin, recorded on the 23rd day of December, 2015 in Instrument No. 20151223-0129002, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revised Plan, Highlands of Belle Meade No. 2, as recorded in Plat Book 1130, Page(s) 71 and 72.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

This is improved property located at 125 Page Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2020.

Steven J. Puricelli

Anne M. Puricelli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven J. Puricelli and Anne M. Puricelli, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2020.

Notary Public

My Commission Expires: _____

