This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $1,226,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of December, 2020.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Karen Johnson Davidson County
Batch# 523995 DEEDWARR
12/03/2020 10:55:57 AM 2 pgs
Fees: $13.00 Taxes: $4,536.20

20201203-0140454

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles C. Talbot and Margaret A. Talbot 904 Montrose Avenue Nashville, TN 37204	New Owner	118-01-0 298.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMANTHA S. OAKS,AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES C. TALBOT AND MARGARET A. TALBOT,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Samantha S. Oaks, a single person, by deed from James A. Armstrong, a single person, dated 05/28/2010, of record in Instrument No. 20100601-0042130, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 904 Montrose Avenue, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2 day of December, 2020.

Samantha S. Oaks

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samantha S. Oaks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of December, 2020.

My commission expires: 9/18/22

Notary Public

