39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 524737 **DEEDWARR**
12/04/2020 12:32:06 PM 2 pgs
Fees: $13.00 Taxes: $2,023.90

20201204-0141193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander E. Talbott	Movement Mortgage	
(NAME)	(NAME)	
5805 Cross Pointe Lane	802+ Calvinhall Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **George V. Silbernagel III and Martha Suzanne Johnston, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alexander E. Talbott and Randi Talbott, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot 28, Brelan Park at Saddlewood, Section One, as shown on plat of record in Plat Book 7900, Page 532, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George V. Silbernagel, III and Martha Suzanne Johnston, husband and wife by Warranty Deed from Thomas Fossick and wife, Ashley Fossick, dated 12/30/2015 and recorded 12/30/2015, of record in Instrument 201512300131310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 7900, Page 532; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201806080055204; (3) Storm Water Detention Agreement in Book 9401, Page 827; (4) Quitclaim Deed to Brelan Park at Saddlewood Homeowners Association of record in Book 10370, Page 281; (5) By-laws of Brelan Park at Saddlewood Homeowners Association of record in Book 8891, Page 869; (6) Charter of Brelan Park at Saddlewood Homeowners Association of record in Book 9462, Page 547, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/concominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5805 Cross Pointe Lane, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of December, 2020.

George V. Silbernagel III

Martha Suzanne Johnston

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 George V. Silbernagel III and Martha Suzanne Johnston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 1st day of December, 2020.

Notary Public
My Commission Expires: February 20, 2025

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129