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ADDRESS NEW OWNER: Deanna E. Talbert
David Talbert
7950 Hooten House Rd
Nashville, TN 37221

SEND TAX BILL TO: SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

Karen Johnson Davidson County
Batch# 646606 DEEDWARR
06/01/2021 08:57:13 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210601-0072706

MAP-PARCEL NOS. 14100000401

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert M. Elkins and Juanita F. Elkins, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Deanna E. Talbert and David Talbert wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being a small tract or land in the 9th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated April 25, 1963, as follows:

Beginning at a point in the center line of Hooten Hows Road, said point being 1216 feet more or less, southwest from the margin of State Highway No. 1, thence north 35 degrees, west 581 feet to a point; thence south 55 degrees, west 150 feet to a point; thence south 35 degrees, east 581 feet to the center line of Hooten Hows Road; thence with the center line of said Road, north 55 degrees, 28' east 150 feet to the point of beginning, containing 2 acres more or less.

Being the same property conveyed to Robert M. Elkins and wife, Juanita F. Elkins, from Glynn D. Murphy and wife, Peggy H. Murphy, by Warranty Deed recorded on August 2, 1976, of record in Book 5053, Page 230, Register's Office for Davidson County, Tennessee.

Juanita F. Elkins is also known as Juanita Faye Elkins.

This is property with a common address of 7950 Hooten House Rd, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Affidavits of record in Instrument Nos. 20190723-0072322 and 20151125-0119919, said Register's Office.(3) Letter from Metro Department of Health regarding the soil absorption system of record in Book 5185, Page 757, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of May 2021.

Robert M. Elkins

Juanita F. Elkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert M. Elkins and Juanita F. Elkins, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of May 2021.

Notary Public
My Commission Expires: 3-7-25

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $510,000.00.

Affiant **Theresa L. Smith**

Subscribed and sworn before me this 28th day of May 2021.

Notary Public **I. Dyke Tatum**
My Commission Expires: **5/5/2025**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No. 2105-109