WARRANTY DEED

RETURN TO
Realty Title
8525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11-MEMal-06363
TG. 9768982

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHENIE BOOHER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES 3-2-2024

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
True North Borrower Tennessee, LLC, a Delaware Limited Liability Company	True North Borrower Tennessee, LLC, a Delaware Limited Liability Company	Map & Parcel 086 16-0 086.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 712900 **DEEDWARR** 09/10/2021 12:13:07 PM 2 pgs Fees: $13.00 Taxes: $1,117.40
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	20210910-0121567
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Caitlin Woldt Talley and Mathew Corbin Talley, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto True North Borrower Tennessee, LLC, a Delaware 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 Lot No. 125, on the Plan of Valley Grove Subdivision, Section 5, of record in Plat Book Plat Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Caitlin Woldt Talley and Mathew Corbin Talley, wife and husband by deed from Donald Gary Durham of record in Instrument No. 20180312-0022951, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Record Book 6112 , Page 277, Record Book 5815, Page 992, Record Book 5909, Page 699, Record Book 6096, Page 283, Record Book 6096, Page 291, Record Book 6112, Page 285, Record Book 6139, Page 443, Record Book 6262, Page 525, Record Book 6290, Page 220, Record Book 6011, Page 300, Record Book 6096, Page 287, Record Book 6112, Page 281, Record Book 6139, Page 439, Record Book 6262, Page 521, Record Book 6290, Page 216 and Record Book 6290, Page 410, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 5200, Page 582, Register's Office, Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 4252 Valley Grove Drive, Hermitage, TN 37076

(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 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 7th day of September, 2021.

Caitlin Woldt Talley

Mathew Corbin Talley

STATE OF TENNESSEE

COUNTY OF Robertson

On this 7th day of September, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Caitlin Woldt Talley and Mathew Corbin Talley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

Notary Public,

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON