(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 882856 DEEDWARR
07/01/2022 11:01:43 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220701-0076606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DYLAN POTTER DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Rebecca L. Haskins	NEW OWNER	
(NAME)	(NAME)	161 06 0A 070.00
1061 Ashmore Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMUEL W. TALLEY AND S. CAROLYN TALLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA L. HASKINS, UNMARRIED WOMAN**, 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 Unit 70 on the plan of Oakhill Townhomes, Phase 2, Lot 2 and Lot 4, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel W. Talley & S. Carolyn Talley, Husband & Wife, by Warranty Deed from Mark Pirtle and Wife, Mary Leigh White n/k/a Mary Leigh Pirtle, of record in Instrument No. 20130213-0014862, in the Register's Office of Davidson County, Tennessee, dated February 11, 2013 and recorded on February 13, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 1061 Ashmore Drive, Nashville, TN 37211
(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.

BOX 10-A

Witness my hand this 30th day of June, 2022

/s/ Samuel W. Talley

SAMUEL W. TALLEY

/s/ S. Carolyn Talley by: Samuel W. Talley, Attorney in Fact

S. CAROLYN TALLEY BY: SAMUEL W. TALLEY, ATTORNEY IN FACT

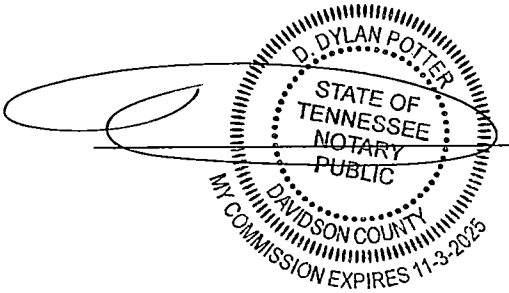
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel W. Talley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2022.

Commission expires:



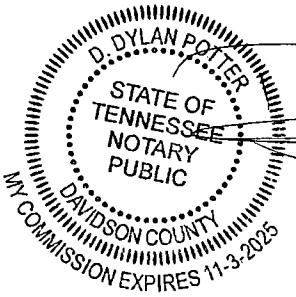
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Samuel W. Talley, to me known to be the person who executed the foregoing instrument on behalf of S. Carolyn Talley and acknowledged that he executed the same as the free act and deed of S. Carolyn Talley.

WITNESS my hand and seal this 30th day of June, 2022.



Notary Public