BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

File No. 291100250

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090084008 DEEDWARR
Recvd: 12/14/09 11:33 2 pgs
Fees:13.00 Taxes:2275.50
20091214-0113694

JAMES A. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/9/12
(AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford Douglas Telfeyan	~~NEW OWNER~~ Suntrust Mortgage	158-12-0-003.00
(NAME)	(NAME)	
1719 Kingsbury Drive	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	
(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, **WE, Arnold Huskey and wife, Maureen Huskey**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Bradford Douglas Telfeyan and wife, Kelly Marie Telfeyan,** hereinafter called the grantee(s), 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 all of Lot No. 547, on the plan of Hillsboro Park, Section 13, of record in Plat Book 4175, Page 19-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ARNOLD HUSKEY AND WIFE, MAUREEN HUSKEY by deed from THE CAUTHEN FAMILY TRUST DATED JULY 1, 2004, VIRGIL W. CAUTHEN AND DOROTHEA C. CAUTHEN TRUSTORS AND/OR TRUSTEES of record in Instrument No. 20080717-0073277 on 07/11/2008 and filed for record on 07/17/2008, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 4175, Page 19, Plat Book 4175, Page 20, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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

unimproved ☐

This is improved ☒ property, known as 1719 Kingsbury Drive, Nashville, TN 37215
(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), heirs and 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), 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/our hands this 7th day of December, 2009.

Arnold Huskey by Mary Love Patton attorney in fact
Arnold Huskey

Maureen Huskey by Mary Love Patton attorney in fact
Maureen Huskey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Love Patton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Arnold Huskey and Maureen Huskey and who being authorized to so do acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of December, 2009.

Commission expires:

Tonja Barron
Notary Public

Tonja Barron State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012

File Number: 291100250

RETURN TO: