BILL GARRETT, Davidson County
Trans:T20150016449 DEEDWARR
Recvd: 03/06/15 13:43 2 pgs
Fees:13.00 Taxes:832.50
20150306-0019444

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122512**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2015. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Beverly Boyle 4005 Vailwood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11713003600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David N. Kardokus and Beverly Jean Kardokus now known as Beverly Boyle, both individually as the as sole heirs of David O. Kardokus Jr. and also as Co-Executors** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Beverly Boyle**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 22, PART THREE WALLACE SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 82, 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 David O. Kardokus, Jr. and Wife, Beverly N. Kardokus by Warranty Deed from Raymond C. Smith and Wife, Desdie B. Smith, recorded on the 23rd day of October, 1959 in Deed Book 2965, Page 621, in the Register's Office of Davidson County, Tennessee.

Beverly N. Kardokus having died on June 19, 2005 in Davidson County, Tennessee and having predeceased David O. Kardokus, Jr who died on September 6, 2014 also in Davidson County, Tennessee. Said Last Will and Testament of David Oscar Kardokus aka David O. Kardokus Jr. having been filed on November 13, 2014 as part of Probate Case No. 14P1753 in the Circuit Court of Davidson County, Tennessee. Said Will having devised and bequeathed the Residuary Estate of David O. Kardokus Jr. to his only children, David N. Kardokus and Beverly Jean Kardokus.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART THREE WALLACE SUBDIVISION, as recorded in Plat Book 1130, Page(s) 82.

This is improved property located at 4005 Vailwood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2015.

David N. Kardokus
Individually and as Co-Executor

Beverly Jean Kardokus nka Beverly Boyle
Individually and as Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David N. Kardokus and Beverly Jean Kardokus nka Beverly Boyle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained both as individuals and as Co-Executors of the Estate of David O. Kardokus Jr.

Witness my hand, at office, this 26th day of February, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018