THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15043611

BILL GARRETT, Davidson County
Trans:T20150034587 DEEDWARR
Recvd: 05/05/15 14:36 2 pgs
Fees:13.00 Taxes:1665.00
20150505-0040991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

Notary Public
My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-14-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Willie Davis and Barbara Davis 4005 VAILWOOD DR Nashville TN 37215-2324	New Owner	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, **Beverly Boyle** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Willie Davis and Barbara Davis, Husband and Wife**, ("Grantees"), its 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.

Being the same property conveyed to Beverly Boyle by Warranty Deed from 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, recorded on the 6th day of March, 2015 in Instrument No. 20150306-0019444, in the Register's Office of Davidson County, Tennessee.

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, not yet due and payable.

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 DR Nashville, TN 37215-2324.

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 1st day of May, 2015.

Beverly Boyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly Boyle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2015.

Notary Public

My Commission Expires: _____

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