THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160015121 DEEDWARR
Recvd: 02/24/16 10:34 2 pgs
Fees:13.00 Taxes:2617.75
20160224-0017518

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $707,500.00.

Affiant

Subscribed and sworn to before me as of the 19th day of February, 2016.

Notary Public

My Commission Expires: 12-16-2017

HEATHER D. WOOD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-16-2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Bradford Douglas and Kelly M. Telfeyan 513 Clematis Drive Nashville, TN 37205	SAME	115-06-0-060.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Barry B. White, II**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Bradford Douglas and Kelly M. Telfeyan,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Five, West Meade Estates of record in Plat Book 3106, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 106 fronts 125 feet on the Westerly side of Clematis Drive, and runs back 442.2 feet on the Southerly line and 458.2 feet on the Northerly line, which is a broken line, on which it measures 66.1 feet.

Being the same property conveyed to Barry B. White, II by Warranty deed from Alvin M. Mazur and wife, Peggy G. Mazur of record in Instrument No. 20141231-0119428 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on December 31, 2014.

Being also known as 513 Clematis Drive Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 73, Register's Office for Davidson County, Tennessee.

2. The taxes for 2016 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 19th day of February, 2016.

Barry B. White, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Barry B. White, II** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of February, 2016.

Heather D. Wood
Notary Public

My Commission Expires: 12/16/2017

HEATHER D. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017