WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/16 14:10 3 pgs
Fees:18.00 Taxes:1615.05
20160707-0069695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $436,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2070B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel L. Telford and Sherree A. Telford		155-16-0A-004.00-CO
5540 Traceside Drive		
Nashville, TN 37221-4084		

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,

JAN D. KOLBREK AND MARY ANN KOLBREK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL L. TELFORD, A MARRIED PERSON AND SHERREE A. TELFORD, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 104 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jan D. Kolbrek and Mary Ann Kolbrek, husband and wife by Warranty deed from Alvin L. Pennington of record in Instrument No. 20010522-0052709 Register's Office for Davidson County, Tennessee, dated May 17, 2001 and recorded on May 22, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 946, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of PUD Boundary Plat record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504, amended in Book 9435, page 493 and Book 9677, page 675, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 200003290031452, in the Register's Office for DavidsonCounty, Tennessee.

Letter of record in Instrument Number 20001140112667, in the Register's Office for DavidsonCounty, Tennessee.

Right of Way Easement of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement for Water Line of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.

Dedication of Landscape, Drainage and Public Utility Easement of record in Book 9667, Page 848 and re-recorded in Book 9669, Page 572, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 5540 Traceside Drive, Nashville, TN 37221-4084

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 27th day of June, 2016.

Jan D. Kolbrek

Mary Ann Kolbrek

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAN D. KOLBREK AND MARY ANN KOLBREK, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2070B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

