BILL GARRETT, Davidson County
Trans:T20160109714 DEEDWARR
Recvd: 12/14/16 09:45 2 pgs
Fees:13.00 Taxes:1535.50
20161214-0130958

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2016.

Notary Public

My commission expires: 3/24/2019

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian G. Telford and Jennifer A. Telford, Trustees for The Telford Family Trust dated March 26, 2015	Brian G. Telford and Jennifer A. Telford, Trustees for The Telford Family Trust dated March 26, 2015	171-03-0A-038.00-CO
4808 Manassas Drive	4808 Manassas Drive	
Brentwood, TN 37027-4744	Brentwood, TN 37027-4744	

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 considerations, the receipt of which is hereby acknowledged, WE,

David N. Jewell and Shelley M. Jewell, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian G. Telford and Jennifer A. Telford, Trustees for The Telford Family Trust dated March 26, 2015.

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 154 on the Plan of Section 1A, Fredericksburg, R-20 Residential P.U.D. of record in Plat Book 7900, Page 529, 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 David N. Jewell and Shelly M. Jewell (correctly spelled "Shelley"), husband and wife by Warranty deed from Charles Vance II, married of record in Instrument No. 20131120-0119594 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 20, 2013.

This is improved property known as **4808 Manassas Drive, Brentwood, TN 37027-4744.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12 day of December, 2016.

David N. Jewell

Shelly M. Jewell

STATE OF Wyoming
COUNTY OF Albany

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David N. Jewell and Shelly M. Jewell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12 day of December, 2016.

Notary Public
My Commission Expires: 9/15/20

LARRY ANDREWS
Notary Public
State of Wyoming
County Of Albany
My Commission Expires
September 15, 2020

SolomonParks File No. 316393