Davidson County DEEDWARR
Recvd: 05/15/17 15:56 4 pgs
Fees:23.00 Taxes:1711.25
20170515-0048222

This Instrument Prepared By:

G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Betty A. Chadkowski
128 Longwood Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **117-9**
GROUP **B**
PARCEL **15.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda R. Telfeyan, Individually and as Executrix of the Estate of Hilda Isabel Reid, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Betty A. Chadkowski, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Longwood, as shown by plat and survey of record in Plat Book 5200, page 86, as revised as to floor areas and lot coverage in Book 5419, page 183, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Reid and wife, Isabel Reid by deed dated September 5, 1979, of record in Book 5494, page 495, Register's Office, Davidson County, Tennessee; the said William Reid having since died, title vested in Isabel Reid as the surviving tenant by the entirety, and upon her death pursuant to her Last Will & Testament on file in the Davidson County Circuit Court Office (Probate Division) being the same property devised to Linda R. Telfeyan, individually.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **128 Longwood Place, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this the **12th** day of **May, 2017.**

Linda R. Telfeyan

Linda R. Telfeyan, Individually

Linda R. Telfeyan

Linda R. Telfeyan, Executrix of the Estate of Hilda Isabel Reid, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Linda R. Telfeyan, Individually**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of May, 2017.

G. Philip Anderson
NOTARY PUBLIC

G PHILIP ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3/3/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Linda R. Telfeyan,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executrix** of **The Estate of Hilda Isabel Reid, deceased**, the within named bargainor, and that she, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of May, 2017.

G. Philip Anderson
NOTARY PUBLIC

My Commission Expires: 3/3/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $462,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

File #17-9169

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

