Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2017

Notary Public
My commission expires: 12-7-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The Faulkner Drive Trust Po Box 160772 Nashville, TN 37216	same	147-04-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marion E. Telford,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The Faulkner Drive Trust,** 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:

Being Lot No. 105 on the Plan of Hillbrook, Section III, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot fronts 76 feet on the west side of Faulkner Drive and runs back 165.7 feet on the north line and 166.5 feet on the south line to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to Marion E. Telford and husband, Billy H. Telford, by Warranty Deed from Roy A. Dea and wife, Delores J. Dea, dated April 2, 1976 of record in Book 5012, Page 810, Register's Office for Davidson County, Tennessee.

The said Billy H. Telford having since died in Davidson County, Tennessee, on May 15, 2009, leaving his wife, Marion E. Telford surviving as tenant by the entirety.
Being also known as 3719 Faulkner Drive, Nashville, Tennessee 37211.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3719 Faulkner Drive, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170058368 DEEDWARR
Recvd: 07/10/17 09:38 2 pgs
Fees:13.00 Taxes:543.90
20170710-0068791

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 6th day of July, 2017.

Marion E. Telford

Marion E. Telford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marion E. Telford,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of July, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017055224

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD