PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Karen Y Johnson Davidson County
Batch# 139788 DEEDWARR
09/11/2018 03:56:29 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180911-0090139

W & I Ref: (RE) Title No.: 60090
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Burdullis Andrea R. Teggart 1614 Forrest Ave. Nashville, TN 37206	new owner

TAX MAP PARCEL NUMBERS: 08310018000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Powders and Cathleen M. Woods, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Burdullis and Andrea R. Teggart, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Lockeland, a subdivision of the Chadwell Home Place of record in Book 57, page 135, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Powders and Cathleen M. Woods, husband and wife by Warranty Deed from Mark King, Les Lazarus and Dan Heichelbech dated January 29, 2014 and recorded on February 3, 2014 of record in Instrument No. 20140203-0009289, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 135, said Register's Office.
Sewer Easement to the City of Nashville of record in Book 2443, page 222, said Register's Office.

This is improved property, known as 1614 Forrest Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-CL-18-1614-T

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5 day of September, 2018.

David A. Powders

Cathleen M. Woods

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On this 5 day of September, 2018, before me the undersigned authority, personally appeared David A. Powders and Cathleen M. Woods, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

AMANPREET KAUR
Notary Public - California
Alameda County
Commission # 2229365
My Comm. Expires Feb 22, 2022

My Commission Expires: Feb 22, 22

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 6th day of September, 2018.

Notary

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020