Karen Johnson Davidson County
Batch# 218655 DEEDWARR
04/16/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.46
20190416-0034981

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $324,450.00.

Affiant

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Subscribed and sworn to before me, this 16th day of April, 2019.

Notary Public
My commission expires:

07-1903-86997

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Gregory Telegdy 7025 Oak Brook Terrace Brentwood TN 37027	Same	181-10-0-A-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer M. Haman and Eric Haman, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gregory Telegdy and Hayley Telegdy, husband and wife,** hereinafter called the Grantees, their successors 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. 312, on the Plan of Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Haman, a married woman and Eric Haman, her husband by deed from Michael Dennis Widmann, married, dated April 17, 2015, recorded April 20, 2015, of record in Instrument No. 20150420-0034827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **7025 Oak Brook Terrace, Brentwood, TN 37027.**

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 16th day of April, 2019.

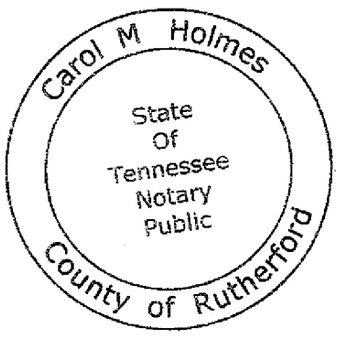
Jennifer M. Haman

Eric Haman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer M. Haman and Eric Haman**, 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 in Franklin, TN, this 16th day of April, 2019.



Notary Public

My Commission expires: 3/31/20

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY