WARRANTY DEED

Karen Johnson Davidson County
Batch# 249770 DEEDWARR
06/27/2019 03:18:42 PM 2 pgs
Fees: $13.00 Taxes: $895.40
20190627-0062678

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2019.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chandler Talleur	New Owner	**Map 095-14-0 Parcel 042.00**
2127 Crystal Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Corien Coster Mojaver, a married woman, and Helena Hofma, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chandler Talleur, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 82 on the Plan of Elm Hill Acres, Section 1, of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helena Hofma and Corien Coster Mojaver, as tenants in common with full rights of survivorship by Deed dated August 29, 2016 from Richard Kendall and Kathy M. Kendall, and Ronnie Key, of record in Instrument No. 20160902-0092467, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

This instrument is being executed on behalf of Corien Coster Mojaver, pursuant to a Power of Attorney executed by him/her/them on the 27 day of June, 2019, of record in Instrument No. 20190627-0062676, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Helena Hofma, pursuant to a Power of Attorney executed by him/her/them on the 27 day of June, 2019, of record in Instrument No. 20190627-0062617, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331, Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2442, Page 464, said Register's Office. 3) Rights of Way Easement of record in Deed Book 980, Page 352, said Register's Office. 4) Easement to Electric Power Board of the City of Nashville, of record in Book 2043, Page 17, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2127 Crystal Drive, Nashville, TN 37210**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-MK-19-2127

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **20th** day of **June, 2019.**

Corien Coster Mojaver by [illegible], Atty in Fact

Corien Coster Mojaver by Andrew Wood, Attorney-in-Fact

Helena Hofma by [illegible], Atty in Fact

Helena Hofma by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of June, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Andrew Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Corien Coster Mojaver and Helena Hofma**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Corien Coster Mojaver and Helena Hofma**, for the purpose therein contained, by signing the name of **Corien Coster Mojaver and Helena Hofma**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **June, 2019.**

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

