(1)

WARRANTY DEED

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Janelle M. Mc Guire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2005.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Livingston	Robert Livingston	61-14-166
(NAME)	(NAME)	
3940 Apache Trail	3726 Hilltop Ln.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050588

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Rose Ellen Feaganes and husband, Frank D. Feaganes**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Livingston**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3726 Hilltop Ln., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/17/05 12:57 2 pgs
Fees:13.00 Taxes:277.50
20050317-0029497

Rose Ellen Feaganes

Frank D. Feaganes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rose Ellen Feaganes and husband, Frank D. Feaganes, 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 Hendersonville, Tennessee this 11th day of March, 2005.

Commission expires: 11/26/05

Janelle J. McGuire
Notary Public

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No.: 1015093

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Robert Dale McDaniel's Resubdivision of Lots 120 and 121 on the Plan of E. B. Craig's Subdivision as of record in Deed Book 894, Page 640, and resubdivided in Book 4885, Page 105, Register's Office for said County.

BEING all of the same property conveyed to Rose Ellen Feaganes and husband, Frank D. Feaganes by Quitclaim Deed from Rose-Ellen Buechner known as Rose Ellen Feaganes, dated August 27, 1997 and filed of record in Book 10586, Page 612 and being the same property conveyed to Rose Ellen Buechner by Quitclaim deed from Edward L. Butts, unmarried, dated May 3, 1990 and filed of record in Book 8105, Page 513 and also being the same property conveyed to Edward L. Butts, unmarried by Warranty Deed from Thomas H. Yeargan, Jr. and Janice A. Yeargan, husband and wife, dated December 18, 1989 and filed of record in Book 8011, Page 663, Register's Office for Davidson County, Tennessee.