STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/29/06 09:58 2 pg
Fees:13.00 Taxes:499.50

20060929-0120548

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Daniel N. Fell	Daniel N. Fell	083-14-0
1511 Russell Street	1511 Russell Street	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Thirty Five Thousand Dollars and Zero Cents ($135,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tradewinds International, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Daniel N. Fell, married, 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.

BEING Lot No. 20 of Block "A" on the Plan of Priest Home Place of record in Plat Book 161, page 102, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tradewinds International, LLC, by Quitclaim Deed dated January 10, 2006, from Charles Norman Spencer and wife, Harietta Spencer, of record as Instrument No. 20060112-0004672 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1708 Fatherland Street, Nashville, Tennessee 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, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is 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; and Grantor does further covenant and bind itself, its

successors 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, 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 27th day of September, 2006.

Tradewinds International, LLC

By: _____
Charles Norman Spencer
Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said State and County, Charles Norman Spencer, 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 sole Member of Tradewinds International, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as its sole Member.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2006.

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY