WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/07 09:57 2 pgs
Fees:13.00 Taxes:536.13
20070531-0064474

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Carla Ekard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2007.

Marilyn Painter
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney Reynolds	SunTrust Mortgage, Inc.	160-14-C-5
(NAME) 705 Fox Ridge Dr.	(NAME) PO Box 57028	
(ADDRESS) Brentwood, TN 37067	(ADDRESS) Irvine, CA 57028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Earnest T. Felts and wife, Mary Virginia Rader Felts,

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

Whitney Reynolds, 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 Unit 705 of Brentwood Trace Condominium, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee as shown on the Plat of Brentwood Trace Condominiums, Section Two of record in Book 5200, Pages 376, and 377, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernest T. Felts, unmarried by Deed from Molly C. Compton, an unmarried woman, dated November 13, 2003 of record in Instrument Number 20031124-0170824, Register's Office for Davidson County, Tennessee.

Mary Virginia Rader Felts, spouse of Earnest T. Felts, hereby joins in this conveyance in order to convey any and all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 705 Fox Ridge Dr., Brentwood, TN 37067
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 29th day of May, 2007.

Ernest T. Felts 5-29-07
Ernest T. Felts

Mary Virginia Rader Felts
Mary Virginia Rader Felts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 29th day of May, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Earnest T. Felts and wife, Mary Virginia Rader Felts, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2007.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

