WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 09:15 2 pgs
Fees:13.00 Taxes:704.85

20070706-0080517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00

Kevin McMahan
Affiant

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

KAREN SEIGMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Karen Seigman
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Scott Fabel	Magna Bank	Map 143-1-B
(NAME)	(NAME) PO BOX 17257	Parcel 247
247 Windsor Terrace Drive	Quail Hollow	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis TN 38187	
(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, **RONALD G. TEED AND WIFE, L. NICOLE TEED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY SCOTT FABEL,** 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 No. 247 on the Plan of Windsor Terrace Condominiums, Phase IV, as shown on Exhibit "B" to the Master Deed of record in Book 7150, page 291 and Book 7150, page 948, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 270, Book 7980, page 717 and in Instrument #20000811-0079911, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ronald G. Teed and wife, L. Nicole Teed, by deed from Joan D. Brown, unmarried, of record in Instrument #20040617-0071950, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing in the Master Deed and Bylaws of record in Book 7150, page 291 and Book 7436, page 667, said Register's Office; (c) restrictive covenants of record in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 270, Book 7980, page 717 and Instrument #20000811-0079911, said Register's Office; and (d) easement of record in Book 6680, page 517, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 247 Windsor Terrace Drive, Nashville, Tennessee 37221
(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 our hands this 28th day of June, 2007.

Ronald G. Teed

L. Nicole Teed By Ronald G. Teed, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald G. Teed, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2007, before me personally appeared Ronald G. Teed, to me known to be the person who executed the foregoing instrument on behalf of L. Nicole Teed and acknowledged that he executed the same as the free act and deed of L. Nicole Teed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Commission expires:

Notary Public