WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/08 15:15 2 pg:
Fees:13.00 Taxes:869.50
20080317-0026878

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
24, LLC C/O Ronald Mills	SAME	09314044200
(NAME) 111 Westwood Place, Ste400	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Jean M. Felts, an owner of a five-tenths (5/10) undivided interest, Philip Gene Felts, an owner of a four-tenths (4/10) undivided interest and Jean Webb and Kathy Felts, Co-Trustees of the Christopher Michael Felts Irrevocable Supplemental Care Trust U/A/D 8-12-04, an owner of a one-tenth (1/10) undivided interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **24, LLC, a Tennessee Limited Liability Company**, 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 the westerly part of Lot No. 126 on the Plan of Barrow Grove, as of record in Book S, pages 279, 319, 612, and 697, Register's office for said County, described according to a survey thereof made by James A. Hamilton, Jr., February 24, 1948, as follows:

Said Part of Lot No. 126 fronts 60 feet on the easterly side of Sixth Avenue, South, formerly South High Street and runs back 135.5 feet, more or less on the northerly line and 185.5 feet, more or less on the southerly line to the southwesterly margin of Lafayette Street measuring 78.4 feet, more or less thereon.

Being the same property conveyed by Installment Deed from King Rambler, Inc. to Oscar B. Felts and wife, Jean M. Felts as recorded on January 20, 1969 in Book 4302, Page 688 as corrected in Book 4304, page 756. Oscar B. felts and Jean M. Felts subsequently divorced with each retaining one-half interest in the land as evidenced by Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, in the matter of Jean Marie Felts vs. Oscar Braxton Felts, No. 71149. The said Oscar B. Felts having died intestate in April 2004 with his estate administered by Kathy Jean Felts through Appointment under Docket No. MC CH CV PB 04-75, Chancery Court of Montgomery County, Tennessee. Kathy Jean Felts, Larry Braxton Felts, Earnest Dean Felts, Philip Eugene Felts, and Christopher Michael Felts were determined to be the heirs at law, thus vesting a one-tenth (1/10) interest in each of them. Quitclaim Deed from Ernest D. Felts and wife, Linda Felts to Philip Gene Felts as recorded on February 17, 2005 in Instrument No. 20050217-0018093; Quitclaim Deed from Larry B. Felts and wife, Carol Felts to Philip Gene Felts as recorded on February 17, 2005 in Instrument No. 20050217-0018131 and Quitclaim Deed from Kathy Jean Felts, an unmarried woman to Philip Gene Felts as recorded on February 17, 2005 in Instrument No. 20050217-0018141, in the Register's Office of Davidson County, Tennessee. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Section in the matter of Christopher Michael Felts referenced as Docket No. 80161, a conservatorship on behalf of the said Christopher Michael Felts was revived naming Jean Webb and Kathy Felts as co-conservators and further directing the creation of a supplemental care trust for the use and benefit of Christopher Michael Felts which Trust being Irrevocable was created pursuant to a written trust agreement dated August 12, 2004 and named the said Jean Webb and Kathy Felts. Under the terms of said trust Jean Webb and Kathy Felts are authorized to execute this deed on behalf of the said Christopher Michael Felts for the purpose of conveying his interest in the property hereinabove described.

Jean M. Felts and Jean Webb are one and the same person.

unimproved ☐

This is improved ☒ property, known as **533 Lafayette Street, Nashville, TN 37203**

(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 14th day of March, 2008.

The Christopher Michael Felts Irrevocable
Supplemental Care Trust U/A/D 8-12-04

Jean Webb, Co-Trustee

Kathy Felts, Co-Trustee

Jean M. Felts

Philip Gene Felts

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 Jean M. Felts and Philip Gene Felts, the bargainors, 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 Nashville, Tennessee this 14TH DAY OF MARCH, 2008.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Webb and Kathy Felts, Co-Trustees of the Christopher Michael Felts Irrevocable Supplemental Care Trust U/A/D/ 8-12-04 the bargainor, 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 in their capacity as Co-Trustees for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF MARCH, 2008.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011