# WARRANTY DEED

**PLEASE RETURN TO:**
**AMTITLE & ESCROW**
**515 RIVERGATE PARKWAY, SUITE 111**
**GOODLETTSVILLE, TN 37072**

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 TH DAY OF MARCH, 2008.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: . 9/21/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William Timothy Hill, Attorney at Law

201 Fourth Ave North Ste 1800, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip M. Fedun and Linda J. Fedun | **COUNTRYWIDE BANK, FSB** | 015-00-0 283.00 |
| (NAME) | (NAME) | |
| 3059 Morgan Road | **1199 North Fairfax St. Ste 500** | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | **Alexandria, VA 22314** | |
| (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, I, BILLY R. GRAY, A SINGLE PERSON, AND KIMBERLY M. KERSHAW, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP M. FEDUN AND WIFE, LINDA J. FEDUN, 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 Lot 1 on the Mike Bates Property Plat as of record in Instrument No.: 20031230-0183579, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Billy R. Gray, a single person, from, by Warranty Deed from Michael D. Bates and wife, Lori J. Bates of record in Inst. No. 20040120-0007626, and Quitclaim deed from Billy R. Gray to Billy R. Gray and Kimberly M. Kershaw, J/T/W/R/S of record in Instrument No.: 20040120-0007628, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved X property, known as 3059 MORGAN ROAD, JOELTON, TN 37080
(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, his heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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.

Davidson County DEEDWARR
Recvd: 03/18/08 13:09 2 pgs
Fees:13.00 Taxes:647.50
20080318-0027250

Witness my hand this 13th day of March, 2008.

BY: _____
BILLY R. GRAY

BY: _____
KIMBERLY M. KERSHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Billy R. Gray and Kimberly M. Kershaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 13th day of March, 2008.

_____
Notary Public

My Commission Expires: 9-20-08

SEPT. 20, 2008

**RETURN TO:**

**WILLIAM TIMOTHY HILL**
**ATTORNEY AT LAW**
**PRICE, HILL & KOLARICH**
**201 FOURTH AVE NORTH STE 1800**
**NASHVILLE, TN 37219**