WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/09 11:10 3 pgs
Fees:18.00 Taxes:33.30
20090126-0006534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF JANUARY 2009.

Notary Public

MY COMMISSION EXPIRES:

NOTARY SEAL

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Cothern	Michael Cothern	093-08-0-021.00
(NAME)	(NAME)	
7428 Bidwell Road	7428 Bidwell Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, **Daniel Fell, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Cothern, a married person**, 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:

A certain tract or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee. being part of Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, and described as follows;

Beginning at a point in the westerly margin of South 6th Street at the southeast corner of a 100 foot lot conveyed to W. G. Gregory by deed of record in Book 898, page 596, said Register's Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's south line westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 50 feet; thence easterly parallel to the first line, 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 50 feet to the point of beginning.

Being the same property conveyed to DANIEL FELL, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, A CORPORATION ORGANIZED UNDER AND EXISTING PURSUANT TO THE LAWS OF THE UNITED STATES, of record as Instrument No. 20090114-0003542, dated January 19, 2009, said Register's Office.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 822 S 6th St., Nashville, TN XXXXX 37206

(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 23rd day of January 2009.

Daniel Fell

STATE OF TENNESSEE

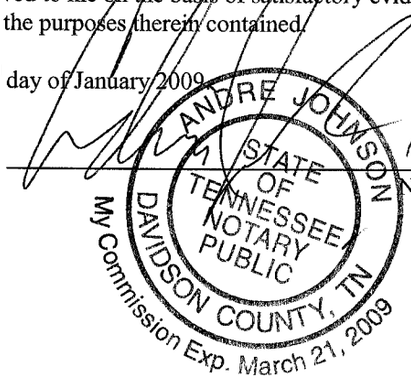
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel Fell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January 2009.

Commission expires:

Notary Public



Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

