File No. 290500880

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090036363 DEEDWARR
Recvd: 06/02/09 14:11 2 pgs
Fees: 13.00 Taxes: 1295.00

20090602-0050763

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle H. Felts	SAME	132-7-65.00
(NAME)	(NAME)	
780 Blevins Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clara L. Ross, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kyle H. Felts and wife, Lindsey H. Felts, hereinafter called the grantee(s), 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 No. 3 on the Plan of Russell Valley, as of record in Plat Book 3842, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert D. Ross and wife, Clara L. Ross by Deed dated August 5, 1999 from Jeffrey Mobley and wife, Diana Bain Mobley of record in Deed Book 11608, page 497, Register's Office for said County. Said Robert D. Ross having since died on April 18, 2004.

This conveyance is subject to: (1) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable; and (2) Subject to all matters as set forth on the plat of record in Plat Book 3842, Page 21, Register's Office of said County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 780 Blevins Drive, Nashville, TN 37204
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 29th day of May, 2009.

Clara L. Ross
Clara L. Ross

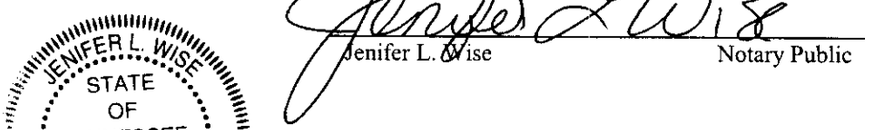
STATE OF TENNESSEE

COUNTY OF DAVIDSON

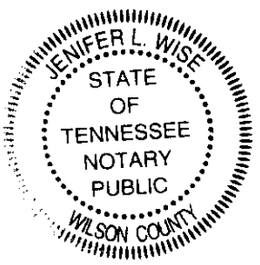
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Clara L. Ross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of May, 2009.

Commission expires: May 3, 2010



Jenifer L. Wise Notary Public



File Number: 290500880

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122