WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BOX 10-A  My Commission Expires NOV. 7, 2011	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2011. Notary Public (AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael N. Tudeen	New Owner	
(NAME)	(NAME)	
9043 Lochmere Court		116-4-120
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **KIMBERLY S. FENNELL, TRUSTEE OF THE KIMBERLY S. FENNELL REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL N. TUDEEN AND WIFE, MARCELLA BREHMER TUDEEN,** 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 No. 21 and the southerly one-half of Lot No. 22 on the Map of Clearview, as of record in Book 843, page 8, Register's Office for said County.

Said lot and part of lot adjoin and front together 122.5 feet on the easterly side of Crescent Road and run back between lines 102.2 feet on the southerly line of Lot No. 21 and 100 feet, more or less, on the northerly line of said part of Lot No. 22 to a dead line, measuring 130 feet thereon.

Being the same property conveyed to Kimberly S. Fennell, Trustee of The Kimberly S. Fennell Revocable Trust by deed from Kim S. Fennell, of record as Instrument No. 20081013-0103025, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) All matters appearing on the plan of record in Book 843, page 8, said Register's Office; and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3986, page 384, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 706 Crescent Road, Nashville, TN 37205

(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.

BILL GARRETT, Davidson County
Trans:T20110029776 DEEDWARR
Recvd: 05/19/11 09:43 2 pgs
Fees:13.00 Taxes:1119.25
20110519-0038267

Witness my hand this 18th day of May, 2011.

Kimberly S. Fennell, Trustee

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 Kimberly S. Fennell, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2011.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011