WARRANTY DEED

Record & Return TO

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Feltenstein	PrimeLending, A PlainsCapital Company	08314014400
(NAME) 1812 Russell Street	(NAME) 18111 Preston Road #900	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, Cathey L. Stamps, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Guy Feltenstein, unmarried, 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. 60 of Block "B" on the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cathey L. Stamps, subject to a retained life estate, by deed from Juanita Hancock, dated February 27, 2004 of record in Instrument Number 20040303-0024373, Register's Office of Davidson County, Tennessee. By quitclaim deed of record in Instrument No. 200707310090619, said Register's Office, Juanita Hancock conveyed her life estate interest in subject property to Cathey L. Stamps.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1812 Russell Street, Nashville, TN 37212

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, has 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:T20110043387 DEEDWARR
Recvd: 07/19/11 09:41 2 pgs
Fees:13.00 Taxes:795.50
20110719-0055039

Witness our hands this 6th day of July, 2011

Cathey L. Stamps

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, **Cathey L. Stamps**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5 day of **July, 2011**

Notary Public

My commission expires: 8/25/14

NOTARY PUBLIC
JUSTIN M. BOYD
STATE OF COLORADO
My Comm. Exp. 08-25-2014