BILL GARRETT, Davidson County
Trans:T20120035700 DEEDWARR
Recvd: 05/15/12 13:11 3 pgs
Fees:18.00 Taxes:619.38
20120515-0041960

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Courtney L. Fedou
225 Garrett Drive
Nashville, Tennessee 37211

MORTGAGEE:

_____
_____
_____, _____ _____

SEND TAX BILL TO:
~~Mortgagee~~ Fidelity Bank d/b/A
Fidelity Bank Mortgage
3 Corporate Square, Ste 700
Atlanta, GA 30329

MAP 147-6
GROUP
PARCEL 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James K. Queener and wife, Nelda T. Queener,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Courtney L. Fedou and Robert E. Fedou, II, wife and husband,** 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. 154 on the Plan of Caldwell Hall, Section 1, of record in Book 2900, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James K. Queener and wife, Nelda T. Queener by deed dated November 6, 1991 from Herman H. Rucker and wife, Dorothy R. Rucker of record in Book 8483, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **225 Garrett Drive, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **11th** day of **May, 2012.**

James K. Queener

James K. Queener

Nelda T. Queener

Nelda T. Queener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James K. Queener and wife, Nelda T. Queener,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of May, 2012.

NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-7-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $167,400.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of May, 2012.

NOTARY PUBLIC

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

My Commission Expires: