39-B

BILL GARRETT, Davidson County Trans:T20130097586 DEEDWARR Recvd: 11/15/13 14:38 2 pgs Fees:13.00 Taxes:1517.00 20131115-0118424	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 6th day of November, 2013. Notary Public My commission expires: 11-3-16 (AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SunTrust Delaware Trust Company, Trustee	**New Owner**	**128160B06400CO**
401 Commerce Street Suite 2100, TN-NASH-6500 Nashville, TN 37230		

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,

GABE FELTNER D/B/A GABE FELTNER CONSTRUCTION, A SOLE PROPRIETORSHIP,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUNTRUST DELAWARE TRUST COMPANY, TRUSTEE OF THE FUNDAMENTAL TRUST DATED MAY 23, 2002, MODIFIED JUNE 14, 2005,

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. 64, Phase Four, Summit Oaks, a Planned Unit Development, of record as Instrument No. 20060417-0043459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gabe Feltner d/b/a/ Gabe Feltner Construction, a sole proprietorship, by Quitclaim Deed from Luther T. McKnight, married, dated July 22, 2013, recorded November 4, 2013, of record in Instrument No. 20131104-0113997, said Register's Office.

Gabe Feltner certifies that this property is not the usual place of residence of his spouse or his children.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **561 Summit Oaks Court, Nashville, TN 37221**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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/our hand(s) this 6th day of November, 2013.

Gabe Feltner d/b/a Gabe Feltner Construction, a sole proprietorship

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Gabe Feltner d/b/a Gabe Feltner Construction, a sole proprietorship**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **November, 2013.**

Notary Public

My Commission Expires: 11-28-16

