BILL GARRETT, Davidson County
Trans:T20140007978 DEEDWARR
Recvd: 02/04/14 10:26 2 pgs
Fees:13.00 Taxes:825.10
20140204-0009740

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Dickson The actual consideration or value, whichever is greater, for this transfer is $223,000.00. Affiant Subscribed and sworn ~~to before~~ me, this the 31st day of January, 2014. Notary Public My commission expires:

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Chris Seay	New Owner	
132 Springbrook Place		082-16-337.00
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL FELL, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS SEAY, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 126 on the Plan of J.S. Williams Addition to Edgefield, of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara D. Deaton by Warranty Deed from Connie L. Fielder, Jr., et ux Mary Frances Fielder, of record in Book 5751, Page 233, Register's Office for Davidson County, Tennessee, dated May 29, 1981 and recorded on June 1, 1981. Said Barbara D. Deaton also being Barbara Von Haberstroh.

Being the same property conveyed to Ronald D. Runyeon by Warranty Deed from Barbara Von Haberstroh, an unmarried woman, of record in Instrument No. 20081112-0112163, Register's Office for Davidson County, Tennessee, dated November 7, 2008 and recorded on November 12, 2008.

Being the same property conveyed to Barbara Von Haberstroh by Quitclaim Deed from Ronald D. Runeyon of record in Instrument No. 20120208-0011276, Register's Office for Davidson County, Tennessee, dated February 7, 2012 and recorded on February 8, 2012.

Being the same property conveyed to Daniel Fell, married by Warranty Deed from Barbara Von Haberstroh, unmarried, of record in Instrument No. 20131009-0106204, Register's Office for Davidson County, Tennessee, dated October 4, 2013 and recorded on October 9, 2013.

** Neither Grantor, nor Grantor's spouse, Catherine Fell, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 806 Boscobel St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2014.

Daniel Fell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Fell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY