Davidson County DEEDWARR
Recvd: 03/31/14 14:03 4 pgs
Fees:23.00 Taxes:273.80
20140331-0026360

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey or title examination. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Robertson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00.

Brittany Nicole Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2014.

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Trudy Stafford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/16/15

ADDRESS OF NEW OWNER:
Brittany N. Felts
6463 Clarksville Highway
Joelton, TN 37080

SEND TAX BILLS TO:
Brittany N. Felts
6463 Clarksville Hwy
Joelton, TN 37080

MAP: 021
GROUP:
PARCEL: 065.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANNY NELSON FELTS AND RICKY LEE FELTS AND THE ESTATE OF DORA LEE FELTS by RICKY LEE FELTS, EXECUTOR**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **BRITTANY N. FELTS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at an iron pin in the South margin of Clarksville Highway, being the northeast corner of Denton Binkley property and northwest corner of property herein conveyed; thence South 79 degrees 25 minutes East 60 feet to an iron pin; thence with the center of Old Clarksville Highway, South 51 degrees 58 minutes East 149.5 feet to an iron pin; thence South 1 degree 45 minutes East 412.5 feet to the point of beginning, containing 1.54 acres. (Legal description taken from prior deed.)

Being the same real estate conveyed to Danny Nelson Felts and Ricky Lee Felts by Executor's Deed filed for record November 25, 2013 in Instrument No. 20131125-0120902, in the Register's Office of Davidson County, Tennessee.

This is unimproved ___ property
improved _X_ property known as 6463 Clarksville Highway, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **BRITTANY N. FELTS**, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 except for the lien of the 2014 real property taxes which shall be prorated and assumed by the Grantee herein; and, we do further covenant and bind ourselves, our 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.

Title to the aforedescribed real property is vested in Danny Nelson Felts and Ricky Lee Felts. Danny Nelson Felts and Ricky Lee Felts and the Estate of Dora Lee Felts, for the consideration hereinbefore expressed, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming and do hereby grant, bargain, sell, convey and confirm unto the Grantee herein, her heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or hereafter may acquire by virtue of their marriage, including but not limited to homestead as provided by the laws of the State of Tennessee.

WITNESS OUR HANDS this 27th day of March, 2014.

DANNY NELSON FELTS

Ricky Lee Felts
RICKY LEE FELTS

ESTATE OF DORA LEE FELTS
By: Ricky Lee Felts executor
Name: RICKY LEE FELTS, Executor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, RICKY LEE FELTS, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RICKY LEE FELTS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 27th day of March, 2014.

Trudy Stafford
Notary Public

My Commission Expires: 6/16/15

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, TRUDY STAFFORD, a notary public of the state and county aforesaid, personally appeared RICKY LEE FELTS, with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be EXECUTOR of the ESTATE OF DORA LEE FELTS, the within named bargainor and that HE as such EXECUTOR, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by HIMSELF as EXECUTOR.

WITNESS MY HAND and seal, at office, on this the 27th day of March, 2014.

Trudy Stafford
Notary Public

My Commission Expires: 6/16/15

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Title to the aforedescribed real property is vested in Danny Nelson Felts and Ricky Lee Felts. Danny Nelson Felts and Ricky Lee Felts and the Estate of Dora Lee Felts, for the consideration hereinbefore expressed, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming and do hereby grant, bargain, sell, convey and confirm unto the Grantee herein, her heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or hereafter may acquire by virtue of their marriage, including but not limited to homestead as provided by the laws of the State of Tennessee.

WITNESS OUR HANDS this 27th day of March, 2014.

Danny Nelson Felts
DANNY NELSON FELTS

_____
RICKY LEE FELTS

ESTATE OF DORA LEE FELTS

By: _____
Name: RICKY LEE FELTS, Executor

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RICKY LEE FELTS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the _____ day of March, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, _____, a notary public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ of the ESTATE OF DORA LEE FELTS, the within named bargainor and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by _____ as _____.

WITNESS MY HAND and seal, at office, on this the _____ day of March, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF Florida)

COUNTY OF Pasco)

Before me, Jen Navarra, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DANNY NELSON FELTS to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 27th day of March, 2014.

Jen Navarra
Notary Public

My Commission Expires: 7/28/16

JEN NAVARRA
Notary Public - State of Florida
My Comm. Expires Jul 28, 2016
Commission # EE 194936
Bonded Through National Notary Assn.

True Copy Certification

I, Polly Lavit, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Polly Lavit
Signature

State of Tennessee
County of Marshall

Personally appeared before me, Mitzi Loveless, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mitzi Loveless
Notary Signature

MITZI LEE LOVELESS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

My Commission Expires: 6/29/15