mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(3)

# Warranty Deed

| | |
|---|---|
| RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $257,000.00<br>Affiant<br><br>Subscribed and sworn to before me, this the 11th day of April, 2014.<br>Notary Public<br><br>My commission expires: |

**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 Numbers: |
|---|---|---|
| Ryan James Fell<br>Ashley Gaeth Fell | SAME | |
| 1115 N. 8th St. | | 082-04-0-065.00 |
| Nashville, TN 37207 | | |

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 C. MACLEA, IV AND CHAE D. LOGAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN JAMES FELL AND ASHLEY GAETH FELL, HUSBAND AND WIFE,** 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. 317 and the southerly 12 feet of Lot No. 318 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 317 and the southerly 12 feet of Lot No. 318 adjoin and front together 43 feet on the easterly side of North 8th Street and extend back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Daniel C. MacLea, IV and Chae D. Logan, husband and wife by deed from Daniel C. MacLea, IV and Chae D. Logan of record in Instrument No. 20130401-0031138 Register's Office for Davidson County, Tennessee, dated March 25, 2013 and recorded on April 1, 2013.

Being the same property previously conveyed to Daniel C. MacLea, IV and Chae D. Logan, both unmarried by deed from Kudzu Real Estate, Inc. of record in Instrument No. 20100323-0021644 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on March 23, 2010.

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 1115 N. 8th St., Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20140025999 DEEDWARR
Recvd: 04/17/14 09:37 2 pgs
Fees:13.00 Taxes:950.90
20140417-0032132

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 11th day of April, 2014.

Daniel C. MacLea, IV, signed by Christopher Ham
his attorney-in-fact

Chae D. Logan, signed by Christopher Ham
her attorney-in-fact

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 Christopher Ham, as attorney in fact for Daniel C. MacLea, IV and Chae D. Logan, 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 11th day of April, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public