WARRANTY DEED VB2014 0061	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 05/23/14 16:04 3 pgs Fees:18.00 Taxes:1776.00 **20140523-0044930**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 22ND DAY OF MAY, 2014 NOTARY PUBLIC MY COMMISSION EXPIRES:

JON PAUL JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: VANDYBINE TITLE & ESCROW, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Jenny Fontenot and Nigel Fontenot** **165 Charleston Park** **NASHVILLE, TN 37215**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER: **116080G16500CO**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Richard L. Daft and Dorothy Marcic, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Jenny Fontenot and husband, Nigel Fontenot, as tenants by the entirety with right of survivorship *(hereinafter called "Grantees")*, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain building site identified as No. 165 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, Page 67-71, Register's Office for Davidson County, Tennessee, as amended, to which specific reference is here made and together with appurtenant, non exclusive interest in the common and limited areas as shown on said plan and as provided in Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Richard L. Daft and Dorothy Marcic, husband and wife, by Warranty Deed from Jasper P. Neel and wife, Faye R. Neel, dated July 25, 1997, recorded July 31, 1997 of record in Book 10549, Page 324, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **165 Charleston Park, NASHVILLE, TN 37215**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record and Declaration of covenants, conditions and restrictions of record in Book 4857, Page 157, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5585, Page 972; and Restated in Book 11758, Page 466;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 5050, Page 67-71;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 22nd day of May, 2014.

GRANTORS:

Richard L. Daft

Richard L. Daft

Dorothy Marcic

Dorothy Marcic,
By: Richard L. Daft, Attorney in fact[1]

By Richard L. Daft, Attorney in Fact

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Richard L. Daft, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 22nd day of May, 2014.

Julie Coone

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard L. Daft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,

[1] Power of Attorney recorded in Instrument # 20140523-0044114 Davidson County Register of Deeds.

acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Dorothy Marcic and that he is authorized by Dorothy Marcic to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 22nd day of May, 2014.

Julie Coone
Notary Public at Large

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

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

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5/24/2017