File 26186-3
Box 14

BILL GARRETT, Davidson County
Trans:T20140052292 DEEDWARR
Recvd: 07/21/14 10:19 2 pgs
Fees:13.00 Taxes:920.93
20140721-0064336

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $248,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/05/2017

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Sarah Russell** | **Ameris Bank** | **Map 091-09-0-E, Par 001.00CO** |
| **537 Eastboro Drive** | **1800 Parkway Place, Suite 820** | |
| **Nashville, TN 37209** | **Marietta, GA 30067** | |

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, I,

**Gabe Feltner**

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

**Sarah Russell, unmarried**

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 Unit No. 4 on the Plan of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Eastboro 537-543 Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING part of the same property conveyed to Luther T. McKnight by Deed dated June 14, 2013, from KISS, LP, of record in Instrument No. 20130621-0063986, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Gabe Feltner by Quitclaim deed, dated October 31, 2013, from Luther T. McKnight of record in Instrument No. 20131101-0113577, Register's Office for Davidson County, Tennessee. Said property was further conveyed to KISS, LP, by Deed dated September 11, 2009 of record in Instrument No. 20090911-0085248, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Plan of record as set out on Exhibit "C" to the Declarations Covenants, Restrictions and By-Laws in Instrument No. 20130911-0096026, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**2) Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026,amended in Instrument No. 20140506-0038561 and Instrument No. 20140514-0041170, Register's Office for Davidson County.**

**3) All matters shown on the Plan of record in Instrument No. 20130719-0075088, Register's Office for Davidson County, Tennessee.**

**4) Charter of Eastboro 537-543 Townhouse Corporation of record in instrument No. 20140514-0041356, Register's Office for Davidson County, Tennessee.**

**3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (_X__) Unimproved (____) property, known as **537 Eastboro Drive, Nashville, TN 37209**

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 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 **17th** day of **July, 2014.**

**Gabe Feltner**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Gabe Feltner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2014.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17