BILL GARRETT, Davidson County
Trans:T20140061419 DEEDWARR
Recvd: 08/20/14 09:10 2 pgs
Fees:13.00 Taxes:693.75

20140820-0075496

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-7006D

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 187,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 DAY OF August, 2014.

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lyle J. Fellows, III	Regions Bank	
721 Vanoke Dr.	2050 Parkway Office Circle	04213002600
Madison, TN 37115	Birmingham, AL 35244	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TVI Investments

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lyle J. Fellows, III, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 39 on the Plan of Hedgewood Hills, Section One as shown on plat of record in 2900, page 135 to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruby M. Goodwin from Ruby L. Judkins (nka) Ruby M. Goodwin by quit claim deed dated 10/26/2007 filed for record on 11/02/2007 in Instrument 20071102-0129589 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilson & Associates, PLLC, Successor Trustee from Ruby M. Goodwin, as Trustor(s), to Arnold M. Weiss, Esq., as Trustee, for the benefit of Wells Fargo Bank, N.A. by appointment as successor trustee dated 02/08/2013 filed for record on 02/11/2013 in Instrument 20130211-0014058 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association from Wilson & Associates, PLLC, Successor Trustee by Trustee's Deed dated 03/22/2013 filed for record on 03/25/2013 in Instrument 20130325-0029093 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TVI Investments from Federal National Mortgage Association by special warranty deed dated 11/07/2013 filed for record on 11/20/2013 in Instrument 20131120-0119698 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **721 Vanoke Drive., Madison, TN 37115**

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, his 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, 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 GRANTEE, his 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 hand this 8 day of August, 2014.

TVI Investments

Terry L Rish

By: Terry L. Rish, Partner

TVI Investments

Valerie Matthews

By: Valerie Matthews, Partner

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Terry L. Rish, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of TVI Investments, the within named bargainor, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal at office this 8 day of August, 2014.

DeAnna Gwyn
Notary Public

Commission Expiration: 5/18/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Valerie Matthews, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a Partner of TVI Investments, the within named bargainor, a partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as Partner.

Witness my hand and official seal at office this 8 day of August, 2014.

DeAnna Gwyn
Notary Public

Commission Expiration: 5/18/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY