Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140067815 DEEDWARR
Recvd: 09/11/14 13:02 2 pgs
Fees:13.00 Taxes:522.44

20140911-0083356

39-B
File #14-1301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy D. Miyoshi Valent, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Fidler and Meredith L. Fidler**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-13 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, 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 Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Amy D. Miyoshi by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, in the amount of $138,578.00, dated June 20, 2008, of record as Instrument No. 20080623-0064041, Register's Office for Davidson County, Tennessee. Amy D. Miyoshi is now married and known as Amy D. Miyoshi Valent. Dave Valent, spouse of Amy D. Miyoshi Valent, joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 801 Inverness #D-13, Nashville, TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of September, 2014.

Amy D. Miyoshi Valent by Sarah McGarry, Attorney-in-Fact

Amy D. Miyoshi Valent by Sarah McGarry,
Attorney-in-Fact

Dave Valent by Sarah McGarry, Attorney-in-Fact

Dave Valent by Sarah McGarry,
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 3rd day of September, 2014, before me personally appeared Sarah McGarry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy D. Miyoshi Valent acknowledged that such person executed the same as the free act and deed of Amy D. Miyoshi Valent.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this 3rd day of September, 2014, before me personally appeared Sarah McGarry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dave Valent acknowledged that such person executed the same as the free act and deed of Dave Valent.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 141,200.00.

Affiant

Sworn and subscribed before me on this the 3rd day of September, 2014.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert W. Fidler	F & M Bank	118-2-C-69
6429 Panorama Drive	2081 Wilma Rudolph Boulevard	
Brentwood, TN 37027	Clarksville, TN 37041	