THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150000739 DEEDWARR
Recvd: 01/05/15 14:55 2 pgs
Fees:13.00 Taxes:943.13
20150105-0000932

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alex Scott Felgenhauer and Amber Marie Felgenhauer 712 Meadowcroft Lane Nolensville, TN 37135	New Owner	186-04-0A-197.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NINETTE BURNS**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ALEX SCOTT FELGENHAUER and wife, AMBER MARIE FELGENHAUER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, BEING Lot No. 241, on the Plan of Burkitt Place, Phase 2E, Cluster Lot Subdivision, of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ninette P. Burns, an unmarried woman, by Warranty Deed, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20090925-0089155, Register's Office for Davidson County, Tennessee, dated September 23, 2009, and recorded September 25, 2009. Ninette P. Burns and Ninette Burns are one and the same.

This is improved property known as **712 Meadowcroft Lane, Nolensville, Tennessee 37135**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 20+- day of **December, 2014**:

Ninette B. Burns

Ninette Burns

STATE OF State of Southcarolina

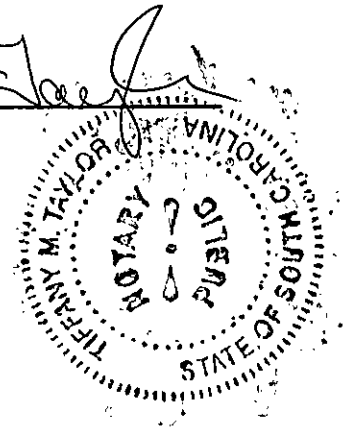
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NINETTE BURNS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20+- day of December, 2014:

Notary Public

My Commission Expires: 3/26/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $254,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2014.

Notary Public

My Commission Expires: 3/21/17

