General Warranty Deed

Davidson County	DEEDWARR
Recvd: 01/16/15 15:02	3 pgs
Fees:17.00 Taxes:0.00	
20150116-0004977	

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072

SEND TAX BILLS TO:

Name: **David P. Fedorko**

Address: **1401 Overton Street, Old Hickory, TN 37138**

MAP PARCEL NUMBER: 05303026800

THIS INDENTURE, made and entered into this 15 day of January, 2015, by and between **Sheila K. Fedorko**, party of the first part, and **David P. Fedorko**, party of the second part,

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid and in furtherance of the terms of a Final Separation Agreement, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being LOT No. 149 on the Plan Section "B" Villages of Old Hickory of record in Plat Book 1424, at Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For information purposes only:
Derivation: This being the same property conveyed to Sheila K. Fedorko and husband, David P. Fedorko by Warranty Deed of James R. Kane, Jr. and Christy L. Hollandsworth, n/k/a Christy L. Kane, Husband and Wife, said deed dated November 26, 2013 and recorded December 5, 2013 as Instrument Number 20131205-0123897 in the Davidson County Register of Deeds.

Property Address: 1401 Overton Street, Old Hickory, TN 37138
Grantee Address: 1401 Overton St. Old Hickory, TN 37138
This conveyance is made subject to the current year's property taxes, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the afore-described real estate; that she has a good right to sell and convey the same; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons. Wherever used, the word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Sheila K. Fedorko

Sheila K. Fedorko

****

STATE OF SC, COUNTY OF Charleston

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheila K. Fedorko** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15 day of January, 2015.

My commission expires: 8/26/24

Notary Public Signature

MICHAEL BROWDER NOTARY PUBLIC Exp. August 26, 2024 SOUTH CAROLINA

AFFIDAVIT OF NO CONSIDERATION

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **EXEMPT PER TN CODE SECTION 66-5-209 (6).**

Sheila K. Fedorko

Affiant: **Sheila K. Fedorko**

Subscribed and sworn to before me this 15 day of January, 2015.

Notary Public Signature

My commission expires: 8/26/24

MICHAEL BROWDER NOTARY PUBLIC Exp. August 26, 2024 SOUTH CAROLINA

True Copy Certification

I, Andrew M. Thompson, 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.

Andrew M Thompson
Signature

State of SOUTH CAROLINA

County of RICHLAND

Personally appeared before me, Tonya Fields, a notary public for this county and state, Andrew Thompson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tonya Fields
Notary's Signature

My Commission Expires: 2-7-17
Notary' Seal (if on paper)

