This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $454,000.00.

Affiant

Subscribed and sworn before me this the 16th day of January, 2015.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150005354 DEEDWARR
Recvd: 01/22/15 10:17 2 pgs
Fees:13.00 Taxes:1679.80
20150122-0006239

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Feldhaus	Bank of Nashville div Synovus Bank	10509035800
816 Benton Ave	401 Church Street	
Nashville, TN 37203	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHERYL T. HERRON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER FELDHAUS, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: UNIT No. A of Elliott Place having been established by the Declaration of Covenants, Conditions and Restrictions for Elliott Place, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140314-0021489, Register's Office for said Davidson County, Tennessee, said unit being shown on Exhibit A to said Declaration, to which reference is hereby made for a more complete description and accurate location of said unit.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson, by Warranty Deed from Metropolitan Development and Housing Agency of record in Book.5363, Page 624, Register's Office for Davidson County, Tennessee, dated November 8, 1978, and recorded on November 14, 1978.(Value or consideration shown in aforementioned deed $3,200.00)

Being a portion of the same property conveyed to Cheryl T. Herron by Warranty Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument Number 20131206-0124237, Register's Office for Davidson County, Tennessee, dated December 5, 2013, and recorded on December 6, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1815 A Elliot Avenue, Nashville, TN 37203.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of January, 2015.

Cheryl T. Herron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl T. Herron, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2015.

My commission expires:

1/15/17

Notary Public

