Davidson County DEEDWARR
Recvd: 01/28/15 08:01 3 pgs
Fees:18.00 Taxes:569.43
20150128-0007844

This instrument prepared by:
Access Title & Escrow Inc
111 South Anderson St
Tullahoma TN 37388

Send Tax Bills to property owner:
Arielle Chelly
2025 Woodmont Blvd Unit 303
Nashville, TN 37215

WARRANTY DEED

Map-Parcel Numbers: 117-11-0J; 303.00

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, I, Richard D. Fewell, Trustee of The Richard D. Fewell Revocable Trust u/a/d April 30, 2012, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Arielle Chelly and Fanny Chelly, both single, as joint tenants with rights of survivorship, hereinafter called the grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of The Hillmont, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated under the Master Deed establishing the Hillmont of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074 and as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Subject to Matters as shown of record in Instrument No. 20040212-0017074, Instrument No. 20040209-0015685, Instrument No. 20040212-0017074, Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861; and Utility Easements of record in Book 3921, page 507 and Book 9921, page 620, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to RICHARD D. FEWELL, TRUSTEE OF THE RICHARD D. FEWELL REVOCABLE TRUST U/A/D APRIL 30, 2012, by deed of record in Instrument No. 20120613-0051527, said Register's Office.

This is improved (X) or unimproved ( ) property, known as :

2025 Woodmont Boulevard # 303, Nashville, TN 37215

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 and assigns forever, and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 (s) this the 23rd day of January, 2015.

The Richard D. Fewell Revocable Trust

By: _____
Richard D. Fewell, Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, the within named Richard D. Fewell, as Trustee, of The Richard D. Fewell Revocable Trust, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as Trustee of said Trust, having the authority to do so, for the purposes therein contained.

WITNESS my hand and official seal, this the 23rd day of January, 2015.

_____

My Commission expires: 4-18-17

VICKY ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 153,900.00 .

_____
Affiant

Subscribed and sworn to before me, this 23rd day of January, 2015.

_____
Notary Public

My Commission expires:

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith