WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030459 DEEDWARR
Recvd: 04/22/15 11:06 2 pgs
Fees:13.00 Taxes:314.50
20150422-0035971

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Debbie A. Meadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CORNETT'S SECRET ART OF PRAYING MANTIS KUNG FU, LLC,	CORNETT'S SECRET ART OF PRAYING MANTIS KUNG FU, LLC,	065-13-0A-013.00-C
(NAME)	(NAME)	
698 Lakeside Ct.	698 Lakeside Ct.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122-2377	Mt. Juliet, TN 37122-2377	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stanley Feener and Gladys Feener, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **CORNETT'S SECRET ART OF PRAYING MANTIS KUNG FU, LLC,, a Tennessee Limited Liability Company**
, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 2-E on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241 and Amended Final Subdivision Plat recorded of record in Instrument No. 20070423-0048064 and further referenced by Master Deed of Record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stanley Feener and Gladys Feener, husband and wife by Cash Deed from Scotts Hollow, LLC dated 7/12/2006, recorded 8/23/2006 of record in Instrument No. 20060823-0103809, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 8250, Page 241 and Amended Final Subdivision Plat recorded of record in Instrument No. 20070423-0048064, in the Register's Office for Davidson County, Tennessee; Declaration of Condominium of Scotts Hollow Condominiums, and all exhibits attached thereto and recorded of record in Instrument No. 20030829-0125456, First Amendment recorded of record in Instrument No. 20110516-0037426, in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant; Easement recorded of record in Book 10506, Page 591, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded of record in Instrument No. 20050303-0023546, in the

Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4981 Lebanon Pike, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 9 day of April, 2015.

Stanley Feener

Gladys A Feener

State of FLORIDA
County of LEON

Personally appeared before me Stanley Feener and Gladys Feener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9 day of April, 2015.

Notary Public
My Commission Expires: May 7, 2018

ROBERT K. DAVIS
Commission # FF 120508
Expires May 7, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122