WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 28, 2016

G-VRES-15-2562

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Feller	next owner	
(NAME)	(NAME)	**61-13-35.00**
1115 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMIE RESHA, A MARRIED PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON FELLER, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 145, on the Plan of Section 2, Shepardwood Subdivision, as shown on plat of record in Plat Book 4460, Page 66, as amended in Deed Book 4768, Page 460 in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jamie L. Poole, unmarried by Warranty Deed from Georgia V. Johnson and Dorris R. Johnson, both unmarried, recorded on the 24th day of March, 2006 in Instrument No. 20060324-0034074, in the Register's Office of Davidson County, Tennessee.

Jamie L. Poole having since married and is now known as Jamie Resha. The above referenced property has never been the principal marital residence of the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, SHEPARDWOOD SUBDIVISION, as recorded in Plat Book 4460, Page(s) 66, amended in Plat Book 4768, Page 460, Register's Office for Davidson County Tennesseee.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4572, Page 960.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2562 Bethwood Drive, Nashville, Tennessee 37207**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150062570 DEEDWARR
Recvd: 07/30/15 10:12 2 pgs
Fees:13.00 Taxes:314.50
20150730-0075121

Witness my/our hand(s) this the 28th DAY OF JULY, 2015.

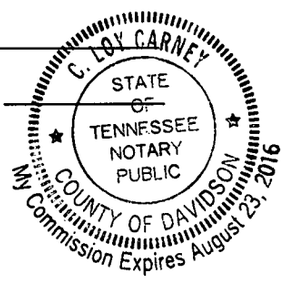
Jamie Resha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212