WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069378 DEEDWARR
Recvd: 08/18/15 10:20 2 pgs
Fees:13.00 Taxes:1117.40
20150818-0082950

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$302,000.00

Affiant

Subscribed and sworn to before me this 17th day of August, 2015

Notary Public
My Commission expires: 8/23/16 (Affix Seal)

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mitchel Strange	F & M Bank	181-10-0B-00700CO
7305 Autumn Crossing Way	2081 Wilma Rudolph Blvd.	
Brentwood, TN 37027	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward Fedorovich and wife, Kelly Fedorovich**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mitchel Strange, a married man and James Jeffrey Kerby, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 7 on the Plat of Centex at Concord, Phase 1, of record in Instrument Number 20051011-0122364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edward Fedorovich and wife Kelly Fedorovich from Centex Homes, a Nevada General Partnership by Deed on June 30, 2006, of record in Instrument Number 20060710-0082306, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20051011-0122364, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050914-0110829, as amended and supplemented in Instrument Numbers 20051027-0130022; 20060317-0030953; 20061228-0160254; 20070129-0138688; 20071226-0147287; 20080627-0066661; 20090528-0048902; 20090528-0048903 and 20090731-0071986, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Hills at Concord Place Homeowner's Association, Inc., of record in Instrument Number 20051027-0130024, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4424, Page 967; Instrument Numbers 20050505-0050660 and 20050415-0042176, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **7305 Autumn Crossing Way, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 14, 2015.

Edward Fedorovich

Kelly Fedorovich by Ed Fedorovich

Kelly Fedorovich by Edward Fedorovich as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Fedorovich** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and Official Seal at office this August 14, 2015.

My commission expires 11-6-17

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Edward Fedorovich, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Kelly Fedorovich, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kelly Fedorovich, the bargainor(s), by the said Edward Fedorovich as Attorney-in-Fact. See Power of Attorney recorded simultaneously with this document. 20150818-0082949

WITNESS my hand and seal, this 14 day of August, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY