WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072249 DEEDWARR
Recvd: 08/26/15 08:53 2 pgs
Fees:13.00 Taxes:1048.95
20150826-0086188

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$283,500.00.**

Affiant

Subscribed and sworn to before me this 21st day of August, 2015

Notary Public
My Commission expires: 6-2-2018
(Affix Seal)

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:
Benjamin Richardson	Pinnacle Bank	14702017800
4800 Overcrest Drive	150 3rd Ave. South, #900	
Nashville, TN 37211	Nashville, TN 37201	

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, **Frank Eugene Feinstein and Beverly F. Feinstein, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin Richardson**, 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 36, Battery Crest, Section One, as shown on plat of record in Book 2900, Page 91, 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 Frank Eugene Feinstein and Beverly F. Feinstein, husband and wife from Craig Barron and wife, Stella Barron by Warranty Deed on February 17, 2009, of record in Instrument Number 20090223-0015517, 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, plus any penalties and interest which may accrue for Map & Parcel 14702017800, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3072, Page 729 and Book 3098, Page 290 and Instrument Number 20100315-0019259, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4800 Overcrest Drive, Nashville, TN 37211**

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 21, 2015.

Frank Eugene Feinstein

Beverly F. Feinstein

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly F. Feinstein and Frank Eugene Feinstein,** 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.

WITNESS my hand and Official Seal at office this August 21, 2015

My commission expires 8/5/17

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY