BILL GARRETT, Davidson County
Trans:T20150109330 DEEDWARR
Recvd: 12/29/15 08:36 2 pgs
Fees:13.00 Taxes:314.50
20151229-0130305

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

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

Notary Public:

My Commission Expires: 10/24/17

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Resolve Financial, LLC P.O. Box 432 Mt. Juliet, TN 37121	New Owner	065130A01200CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stanley Feener and wife, Gladys Feener**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Resolve Financial, LLC**, a Tennessee limited liability company hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Unit No. 2D, of Scotts Hollow Condominium, Phase 1, Section II, of record in Plat Book 8250, Page 241 and further referenced in Master Deed recorded in Instrument No. 20030829-0125456 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stanley and Gladys Feener by Quitclaim Deed from Scotts Hollow, LLC dated November 11, 2009, recorded November 12, 2009 in Instrument No. 20091112-0104094, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20091201-0109556, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Scotts Hollow, L.L.C. by Warranty Deed from Charles V. Duncan and Lineberry Properties, Inc., dated August 26, 2003, recorded August 29, 2003 in Instrument No. 20030829-0125455, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear in Master Deed of record in Instrument No. 2003829-125456, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee.

Subject to a 10 foot water line easement in favor of First Suburban Water Utility District as shown of record in Book 10506, Page 591, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument No. 20050303-0023546, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed and HOA dues, if any.

By-Laws of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4983 Lebanon Road, Old Hickory, TN 37138

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of December, 2015.

Stanley Feener

Stanley Feener

Gladys A. Feener

Gladys. Feener

State of FLORIDA)
County of Leon)

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

Witness my hand and official seal, this 21st day of December, 2015.

Commission Expires: April 21, 2016

Notary Public: Khanh Tuong

Khanh Tuong
Notary Public - State of Florida
My Commission Expires April 21, 2016
Commission # EE181594