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 31st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3678

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-RW-15-4985

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)
Stephanie Davis	New Owner	
(NAME) **4985 Lebanon Pike**	(NAME)	**65-13-A-11.00 CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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 **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 **STEPHANIE DAVIS, 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 Unit 2C, SCOTTS HOLLOW CONDOMINIUMS, as shown on plat of record in Plat Book 8250, Page 241, amended at Instrument No. 20070423-0048064 and as established by Master Deed of record at Instrument No. 20030829-0125456 and amended at Instrument No. 20110516-0037426, 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 by Quitclaim Deed from Scotts Hollow, LLC to Stanley and Gladys Feener as recorded on the 12th day of November, 2009 in Instrument No. 20091112-0104090, corrected by Scrivener's Affidavit as recorded on the 1st day of December, 2009 in Instrument No. 20091201-0109558 and part of Warranty Deed from Charles V. Duncan and Lineberry Properties, Inc. to Scotts Hollow, L.L.C. as recorded on the 29th day of August, 2003 in Instrument No. 20030829-0125455, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SCOTTS HOLLOW, PHASE ONE, SECTION TWO, as recorded in Plat Book 8250, Page(s) 241, amended at Instrument No. 20070423-0048064.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SCOTTS HOLLOW CONDOMINIUMS of record in Instrument No. 20030829-0125456, as amended by instrument(s) of record in Instrument No. 20110516-0037426; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Water Main, recorded in Book 10506, Page 591.
- Easement for Construction to State of Tennessee, recorded in Book 9544, Page 170.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050303-0023546.
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4985 Lebanon Pike, Old Hickory, Tennessee 37138**.

BILL GARRETT, Davidson County
Trans:T20160000366 DEEDWARR
Recvd: 01/04/16 13:40 2 pgs
Fees:13.00 Taxes:314.50
20160104-0000398

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.

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2015.

Stanley 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, STANLEY FEENER, 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 29th of December, 2015.

Notary Public
My Commission Expires: 1-21-19
(SEAL)

JOSEPH N. EYE
Commission # FF 191780
Expires January 21, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF Florida

COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLADYS FEENER, 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 29th of December, 2015.

Notary Public
My Commission Expires: 1-21-19
(SEAL)

JOSEPH N. EYE
Commission # FF 191780
Expires January 21, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212