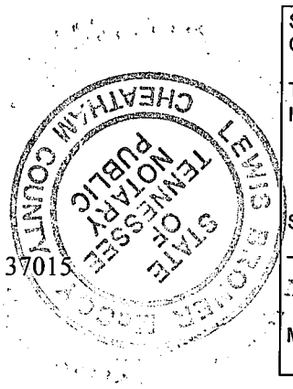
Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15120002



STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Nathan Blain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF JAN, 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Nathan L. Blain
5120 Rawlings Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
021-086.00

Davidson County DEEDWARR
Recvd: 01/19/16 15:38 3 pgs
Fees:18.00 Taxes:259.00
20160119-0005403

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lewis R. Felts and wife, Betty E. Felts,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nathan L. Blain, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, lying on the North side of Rawlings Road, formerly North Bernard Road, and more particularly described as follows:

Beginning at a point in the center of Rawlings Road, formerly North Bernard Road, Stiemle's corner (now Potter) and Offutt Dorris' corner; thence along the center of said road eastwardly 99 feet to a point; thence North 3 degrees East, 175 feet to a point; thence North 88 degrees 30 minutes West, 99 feet to a point in Dorris' and Potter's line; thence South 3 degrees West, with Dorris' and Potter's line 175 feet to the beginning.

Being the same property conveyed to Lewis R. Felts and spouse, Betty E. Felts, by Warranty Deed from Dennis Ladd and spouse, Melissa Ladd, dated 04/23/96 and recorded on 04/24/96 in Book 10025, Page 295, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5120 Rawlings Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Lewis R. Felts and Betty E. Felts** has/have caused this instrument to be executed, this the 15 day of JAN, 20 16.

Lewis R. Felts

Betty E. Felts

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lewis R. Felts and Betty E. Felts,** 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.

This the 15 day of JAN, 20 16.

My commission Expires: 8/28/18

NOTARY PUBLIC

LEWIS BROMER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

This the 15 day of JAN, 2016

Notary's Signature

My Commission Expires: 8.25.18