Davidson County DEEDWARR
Recvd: 02/19/16 16:15 5 pgs
Fees:28.00 Taxes:3330.00
20160219-0016217

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 32838-02-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Edith L. Shutt Affiant Subscribed and sworn to before me this 19th day of February, 2016. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joan Mooney Felts, et al. 507 Lynnwood Boulevard Nashville, TN 37205	New Owner	Map and Parcel No.: 103 06 0 020 00

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 of which is hereby acknowledged, Billy Shutt and wife Edith Shutt (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Joan Mooney Felts, Carl Richard Felts, Jr., Christopher Carellas Felts, and George Carellas Felts, as tenants in common (collectively, "Grantees"), their heirs and assigns, all of Grantors' one-half (1/2) undivided interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 231 White Bridge Pike, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19th day of February, 2016.

Billy Shutt

Billy Shutt

Edith Shutt

Edith Shutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy Shutt and Edith Shutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

TRACT I

Being a tract of land in Nashville, First Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, being part of Lot No. 23 on the plan showing C. C. Vernon Farm of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to a survey by Barge, Waggoner, Sumner & Cannon, dated July 29, 1983:

Beginning at the point of intersection of the westerly margin of White Bridge Road and the northerly subdivision line to Brookside Courts Addition No. 2 as of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee, said point being northerly 175 feet from the northerly margin of Kendall Drive, also said point being the southwest corner of the land deeded to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 5089, page 273, Register's Office for Davidson County, Tennessee; thence, leaving said White Bridge Road with said subdivision line (rear line to Lot Nos. 1 through 10) North 86 deg. 24 min. West, 694.00 feet to an iron pin, corner to Gillett Broadcasting of Tennessee, Inc., of record in Book 5815, page 186, Register's Office for Davidson County, Tennessee; thence, leaving said subdivision with Gillett's line North 00 deg. 30 min. East, 113. 73 feet to an iron pin; thence, leaving said Gillett's line with the southerly line to John E. Cain, III, of record in Book 5912, Page 96
Register's Office for Davidson County, Tennessee, and Theodore H. Pailet, Trustee, of record in Book 5650, page 290, Register's Office for Davidson County, Tennessee, South 89 deg. 49 min. East passing an iron pipe at 424.42 feet in all a total distance or 682.82 feet to the westerly margin of White Bridge Road; thence, with said margin as established by deed of record in Book 5089, page 273, (heretofore, mentioned), South 03 deg. 15 min. 30 sec. East, 155.37 feet to the point of beginning, containing 2.12 acres, more or less.

Being the same property conveyed to Billy Shutt and wife, Edith Shutt, a one-half (1/2) undivided interest, Ted C. Mooney, a three-eighths (3/8) undivided interest and Joan Mooney Felts, a one-eighth (1/8) undivided interest, by deed dated August 1, 1983 from John U. Wilson and Leno E. Fitzgerald of record in Book 6107, page 866, Register's Office for Davidson County, Tennessee. Theodore C. Mooney (aka Ted C. Mooney) died April 19, 2011 and pursuant to his Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket 11P651, devised his interest in subject property to Joan Mooney Felts, Carl Richard Felts, Jr., Christopher Carellas Felts and George Carellas.

TRACT II

Being a tract of land in Nashville, First Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, being part of Lot No. 23 on the Plan showing C. C. Vernon Farm of record in Book 161, Page 164, R.O.D.C., being part of the property deeded to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 5089, Page 273, R.O.D.C. and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of White Bridge Road and the northerly subdivision line to Brookside Courts Addition No. 2 as of record in Book 1835, Page 47, R.O.D.C., said point being northerly 175 feet from the northerly margin of Kendall Drive, said point being the southwest

corner deeded to said Metropolitan Government; thence leaving said subdivision line with the westerly line to said Metropolitan Government N 03° 15' 30" W, 155.37 feet to the southerly line to Theodore H. Pailet, Trustee of record in Book 5650, Page 290, R.O.D.C.; thence with Pailet's southerly line S 89° 49' E, 15.25 feet to back of sidewalk on White Bridge Road; thence with said sidewalk S 06° 13' E, 157.47 feet to the northerly subdivision line to said Brookside Courts; thence with said subdivision line N 86° 24' W, 23.51 feet to the point of beginning and containing 0.07 acre, more or less.

Being the same property conveyed to Billy Shutt and wife, Edith Shutt, a one-half (1/2) undivided interest, Ted C. Mooney, a three-eighths (3/8) undivided interest and Joan Mooney Felts, a one-eighth (1/8) undivided interest, by deed dated March 1, 1984 by The Metropolitan Government of Nashville & Davidson County, Tennessee dated March 1, 1984 in Book 6248, page 469, Register's Office for Davidson County, Tennessee. Theodore C. Mooney (aka Ted C. Mooney) died April 19, 2011 and pursuant to his Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Divsion) Docket 11P651, devised his interest in subject property to Joan Mooney Felts, Carl Richard Felts, Jr., Christopher Carellas Felts and George Carellas Felts.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel 103 06 0 020 00

2. All matters appearing on the Plan of record as Book 161, page 164, Register's Office for Davidson County, Tennessee.

3. Temporary slope and construction easement referenced in Deed of record in Book 5089, page 273, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

