Book 44

BILL GARRETT, Davidson County
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20160307-0021922

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
760101 045051
Jason Benzinger

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **Alexander W. Halfmann**	(NAME) SunTrust Mortgage, Inc.	142-02-0-030.00
(STREET ADDRESS OR ROUTE NUMBER) 7452 Stacy Drive	(STREET ADDRESS) 1001 Semmes Ave., RVW 5093	
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP) Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Benjamin Feller and Diana Feller, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said **Alexander W. Halfmann, Husband and *** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*** Colleen S. Halfmann, Wife**
See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 224,900.00

Affiant

Subscribed and sworn to before me this the 2nd day of March 2016

Notary Public

My commission expires: 10-14-2019
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This is unimproved ( ), known as 7452 Stacy Drive, Nashville, TN 37221
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 14th day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benjamin Feller

Diana Feller

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, Brad E. Sweeney, a Notary Public in and for said County and State, Benjamin Feller, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2015.

Notary Public
My Commission Expires:

(This area for official notarial seal)

Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Benjamin W. Wheeler, a Notary Public in and for said County and State, Diana Feller, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2015.

Notary Public
My Commission Expires: 10.18.2016

(This area for official notarial seal)

BENJAMIN W WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee.

Lot No. 46 fronts 86.0 feet on the Northerly side of Stacy Drive and runs back between parallel lines 150.0 feet to a line in the rear measuring 86.0 feet thereon.

Being the same property conveyed to Benjamin Feller and wife, Diana Feller by General Warranty deed from Brittney Kara Webb Stanley and Brian Keith Webb, as the Sole Heirs and Co-Administrators of the Estate of Karen Edwina Webb, Deceased of record in Instrument No. 20070430-0051345 Register's Office for Davidson County, Tennessee, dated April 26, 2007 and recorded on April 30, 2007.