28231-5
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024431 DEEDWARR
Recvd: 03/28/16 10:15 2 pgs
Fees:13.00 Taxes:1220.63
20160328-0028476

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$329,900.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phillip J. Muckelvaney **Christina M. Peters**	**FirstBank**	**091090K00100CO**
1125 Woodbury Falls Court	**3500 Blue Lake Drive, Ste 325**	
Nashville, TN 37221	**Birmingham, AL 35243**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gabe Feltner dba Gabe Feltner Construction

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip J. Muckelvaney and Christina M. Peters, husband and wife as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of Eastboro 601 and 603 Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 601 and 603 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141216-0114912, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Eastboro 601 and 603 Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20141216-0114912, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Gabe Feltner d/b/a Gabe Feltner Construction, by Quitclaim Deed from McKiss, LLC, dated February 27, 2015, and recorded in Instrument No. 20150304-0018758, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following

1) The Plan as set out on Exhibit "C" to the Declarations, of record in Instrument No. 20141216-0114912, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters as shown on the Plan of record in Book 5190, page 216, said Register's Office.

3) Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 601-603 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141216-0114912, Register's Office for Davidson County, Tennessee.

4) Restrictive Covenants contained in instrument of record in Book 1341, Page 254, Register's Office for Davidson County, Tennessee.

5) Article of Organization of Gabe Feltner Construction, LLC, of record in Instrument No. 20020603-0066430, Register's Office for Davidson County, Tennessee.

6) Taxes for 2016 which have been prorated and assumed paid by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **601 Eastboro Drive, Nashville, TN 37209**

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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 25th day of March, 2016.

Gabe Feltner dba Gabe Feltner Construction

By:_____

Gabe Feltner Sole Proprietor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gabe Feltner, Sole proprieter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Sole proprieter** of **Gabe Feltner dba Gabe Feltner Construction,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Gabe Feltner** as **Sole proprieter.**

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **March, 2016.**

_____

Notary Public

My Commission Expires:_____

