BILL GARRETT, Davidson County
Trans:T20160033132 DEEDWARR
Recvd: 04/22/16 09:19 3 pgs
Fees:18.00 Taxes:562.40
20160422-0039185

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2016

Notary Public
Commission Expires: 7-2-18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fred Pillow .2725 Smith Springs Road Nashville, TN 37217	Movement Mortgage 3310 West End Ave. # 500 Nashville, TN 37203	136-09-0A-005.00

WARRANTY DEED

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, I/WE,
John Richard Fennell and Luciana Mara Fennell under the last Will and Testament for the Estate of Susan Fennell
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Fredrick /Fred Pillow, an unmarried man
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:

** as devisees

LAND in Davidson County, Tennessee, being Unit No. 66A of the Springview Townhomes, a condominium or horizontal property regime established by Master Deed of record in Book 6349, Page 428, Register's Office for Davidson County, Tennessee, and shown as Exhibit "A" to the Master Deed at Page 463, and being part of Lot 66 on the Plan of Edge-O-Lake Estates, Section 20-A of record in prior plat in Plat Book 5200, Page 183, amended in Book 6359, Page 378, said Register's Office, to which reference is made for a more complete description. Together with each and all of the rights, privileges and appurtenances thereto belonging as set forth in the Master Deed and By-Laws.

BEING the same property conveyed to Susan Fennell and Joseph W. Fennell, wife and husband, by Warranty Deed from Jason Parker and Erin Parker, husband and wife, dated 9/30/10 and recorded 10/1/10 in Instrument Number 20101001-0078629, Register's Office for Davidson County, Tennessee. The said Susan Fennell died testate on January 20, 2015, being predeceased by Joseph W. Fennell, who died June 12, 2014. Pursuant to her Last Will and Testament, Order to Probate and Letters Testamentary filed 4/1/15 in Docket No. 15P331 in the Circuit Court of Davidson County, Tennessee (Probate Division), John Fennell was appointed as Executor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2725 Smith Springs Road, Nashville, TN 37217.

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 we so covenant with

Dated this the 19th day of April, 2016

Luciana Mara Fennell

Luciana Mara Fennell

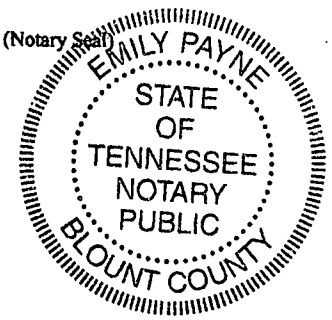
STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luciana Mara Fennell** 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.

Witness my hand and official seal at Alcoa, Tennessee this 19th day of April, 2016.

Emily Payne
Notary Public
My Commission Expires: 11/30/19

(Notary Seal)



the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of April, 2016.

John Richard Fennell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Richard Fennell** 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.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of April, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY