BILL GARRETT, Davidson County
Trans:T20160043503 DEEDWARRSP
Recvd: 05/24/16 11:11 4 pgs
Fees:23.00 Taxes:2849.00
20160524-0051932

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
767692 EMDE-137
Joe Krocak

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **Earnest C. Teaster**	(NAME) New Owner	132-09-DH-002.00-CD
(STREET ADDRESS OR ROUTE NUMBER) 4420 Lealand Lane	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37204	(CITY) (STATE) (ZIP)	

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, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, have this day bargained and sold, and do hereby transfer and convey unto the said **Earnest C. Teaster, III and Ann Rebecca Teaster, husband and wife** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20160524-0051931 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 770,000.00

Affiant Kayce Stone

Subscribed and sworn to before me this the 20th day of May, 2016

Notary Public

My commission expires:

(Affix Seal)

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

This is unimproved ( ), known as 4420 Lealand Lane, Nashville, TN 37204
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 claiming by, through or under the grantor.

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 26th day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: Rachel M. Peterson

Printed Name: Rachel M. Peterson

Its: Vice Pres.

(Corporate Seal)

STATE OF Minnesota
COUNTY OF Hennep

Before me, Christine Meier, a Notary Public of the State and County aforesaid, personally appeared Rachel Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be VP of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as VP.

Witness my hand and official seal, at office in Hennepin Co., this 26 day of April, 2016

(This area for official notarial seal)

Notary Public
My Commission Expires:
1-31-18

CHRISTINE A. MEIER
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2018

Exhibit "A"

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 4418 Leal and Lane Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140115-0004225, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to National Residential Nominee Services Inc. by deed from Billie J. Vaughn and Steven B. Vaughn, wife and husband of record in Instrument No. 20160524-0051931, Register's Office for Davidson County, Tennessee.