NEW OWNER:
CARL A. FENESCEY
18 KING POINT CIRCLE S
OWEGO, NY 13827

SEND TAX BILLS TO:
PEOPLES HOME EQUITY, INC.
5205 MARYLAND WAY
BRENTWOOD, TN 37027

Map & Parcel
09805015900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0863

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160057033 DEEDWARR
Recvd: 07/05/16 14:10 3 pgs
Fees:18.00 Taxes:381.26
20160705-0068562

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Three Thousand Forty-Three and 00/100 Dollars ($103,043.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD W. POWELL, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CARL A. FENESCEY and LINDA M. ROBERTSON-FENESCEY, husband and wife** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 3-B, Zone Lot Division Lot 3 on the Plan of Hunters Point Subdivision, as shown on the plat of the same of record in Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 184; and Plat Book 6200, Page 175, in the Register's Office for Davidson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DONALD W. POWELL, an unmarried man by Warranty Deed from Kenneth Norris and Janet Norris, dated August 2, 2005, and of record in Instrument No. 20050812-0095634, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **5108 HUNTERS POINT LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 184; and in Plat Book 6200, Page 175, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of June, 2016.

DONALD W. POWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD W. POWELL**, 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 and official seal at office this 28th day of June, 2016.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$103,043.00**.

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 28th day of June, 2016.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 2-1-2017

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY