Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1202

BILL GARRETT, Davidson County
Trans:T20160060864 DEEDWARR
Recvd: 07/15/16 10:41 2 pgs
Fees:13.00 Taxes:722.43
20160715-0072927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Kan and Teresa Kan, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Fey and Teresa M. Fey, husband and wife; Erin Fey, unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1, 2120 Condominium, as established under Master Deed of record in Instrument No. 20081118-0113738, in the Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert Kan and Teresa Kan, husband and wife by deed from Lindsay C. Wiggishoff, a single woman, dated June 30, 2014, of record in Instrument No. 20140701-0057731, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2120 Fairfax Avenue Apt. #1, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2016.

Robert Kan by Aaron Noffsinger his Attorney in Fact
Robert Kan by Aaron Noffsinger
His Attorney-in-Fact

Teresa Kan by Aaron Noffsinger her Attorney in Fact
Teresa Kan by Aaron Noffsinger
Her Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this the 30th Day of June, 2016, before me personally appeared Aaron Noffsinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Kan and Teresa Kan, acknowledged that such persons executed the same as the free act and deed of Robert Kan and Teresa Kan.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195,250.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2016.

Notary Public

My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

NEW OWNER:
John Fey
2120 Fairfax Avenue Apt. #1
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
SUNTRUST MORTGAGE
901 SEMMES AVE
RICHMOND VA 23224

TAX MAP-PARCEL #:
104-11-0X-001.00