THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16078659**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160067466 DEEDWARR
Recvd: 08/04/16 14:35 2 pgs
Fees:13.00 Taxes:925.00
20160804-0081026

JUDY M. STRICKLAND NOTARY PUBLIC MERIWETHER COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 28, 2017

WARRANTY DEED

Address New Owner: Juliana De Bres 1553 Battlefield Drive Nashville TN 37215-1603	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-08-0-303.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe C. Felder, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juliana De Bres, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Zone Lot Division Lot 1, 4 & 6 Hawthorne Heights of record in Plat Book 5200, Page 250, amending in Plat of Hawthorne Heights of record in Plat Book 5200, Page 552 and in Plat Book 5200, Page 750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe C. Felder and Mary Alice Felder, as joint tenants with the right of survivorship by Warranty deed from Candace J. Toler and husband, Robert S. Day, Jr. of record in Instrument No. 20010619-0065149 Register's Office for Davidson County, Tennessee, dated June 18, 2001 and recorded on June 19, 2001.

Mary Alice Felder, now being deceased on April 18th, 2006 in Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 250, amended the Plat of Hawthorne Heights of record in Plat Book 5200, Page 552, Register's Office for Davidson County, Tennessee.

Restrictions and Notes set out in the Zone Lot Division Plat of record in Plat Book 5200, Page 750, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1553 Battlefield Drive Nashville TN 37215-1603

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2016.

Joe C. Felder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe C. Felder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2016.

Judy M Strickland
Notary Public
My Commission Expires: 07-28-2017

