Davidson County DEEDWARR
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20160829-0089851

**THIS INSTRUMENT PREPARED BY:**
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

**Warranty Deed**

File No: 802758

**THIS INDENTURE,** made and entered into this 22 day of August, 2016, by and between Erica M Fetterman a married woman who acquired title as an unmarried woman, party of the first part, and Joseph Lee and Erica M. Fetterman, husband and wife party of the second part,

BEING the same premises which Erica M. Fetterman an unmarried woman in deed dated 02/28/2014 and recorded 03/05/2014 in the DAVIDSON County Recorder's Office in Deed Book Volume 20140305-18323, page , granted and conveyed to Erica M Fetterman, an Unmarried Woman, the Grantors herein.

**WITNESSETH:** That for and in consideration of Ten Dollars and Zero Cents Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Erica M Fetterman

Joseph Lee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Erica M. Fetterman & Joseph Lee to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

WITNESS my hand and Notarial Seal at office this 22 day of August, 2016

Ella K. Butler
Notary Public

My commission expires: 12/06/2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Subscribed and sworn to before me this 22 day of August, 2016

Ella K. Butler

PROPERTY ADDRESS: 1049 Apt 5 Chicamauga Avenue Nashville TN 37206

**Exhibit A**
**Legal Description**

All the following described Condominium property situated in the County of Davidson, and State of Tennessee as follows:

Land in Davidson County, Tennessee, being Unit No. 5 shown as Exhibit "C" in the Declaration of Covenants, Conditions, Restrictions and By-Laws of Townhomes at Greenwood Row Homeowners' Association, Inc. of record in Instrument No. 201306270066365 Amended in Instrument No. 201402130012902 and Instrument No. 201402190014253, formerly known as Lot 15 and the easterly 40 feet of Lot 16 of Block A on the Plan of Eastwood Addition of record in Plat Book 332, Page 63, 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 as conveyed from M Holding, LLC, a Tennessee Limited Liability Company to Erica M Fetterman, an Unmarried Woman as set forth in Deed Book 20140305-18323 Page . dated 02/28/2014, recorded 03/05/2014, DAVIDSON County, TENNESSEE.

083050C00500CO

# True Copy Certification

I, Rozanne Clough, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020