NEW OWNER:
DANIEL FELL
906 Boscobel Street
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 16-1401

Map & Parcel
083010298.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160078930 DEEDWARR
Recvd: 09/08/16 14:54 3 pgs
Fees:18.00 Taxes:702.63
20160908-0094749

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **COREY GERULIS and SARA FELMLEE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DANIEL FELL,** ("Grantee"), his 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. 14 on the Map of John W. Love's Subdivision of Greenwood, as shown on the plat of the same of record in Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows:

Said Lot No. 14 fronts 50 feet on the south side of McKinnie Avenue, and runs back 179.5 feet on the west line and 182.3 feet on the east line to an alley in the rear, on which it measures 51.15 feet.

Being the same property conveyed to COREY GERULIS and SARA FELMLEE by Warranty Deed from Cheryl L. McGee, unmarried, dated August 20, 1996, and of record in Book 10168, Page 66, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1306 MCKENNIE AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 Book 332, Page 4, 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 2nd day of September, 2016.

COREY GERULIS

SARA FELMLEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **COREY GERULIS and SARA FELMLEE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2016.

NOTARY PUBLIC

My commission expires

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-28-2018

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The actual consideration or value, whichever is greater, for this transfer is **$189,900.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of September, 2016.

NOTARY PUBLIC

My commission expires: 8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019