NEW OWNER:

Kara K. McLeland
Ryan C. McLeland
3209 Kinross Avenue
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0831

Map 133, Group 02-0, Parcel 153.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160088415 DEEDWARR
Recvd: 10/07/16 08:23 3 pgs
Fees:18.00 Taxes:1479.63
20161007-0106133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($399,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FEN RE HOLDINGS, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KARA K. MCLELAND AND HER HUSBAND RYAN C. MCLELAND** ("Grantees"), their successors 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 in Davidson County, Tennessee, being Lot No. 45 on the Plan of Airdrie Subdivision "B" property of D.C. Buell, of record in Plat Book 547, Page 42, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Fen Re Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from James O'Dell and Lisa O'Dell, husband and wife, dated November 20, 2015, and of record in Instrument No. 20151124-0118967, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James O'Dell and wife, Lisa O'Dell from Donald F. Beisswenger, married, by Warranty Deed dated November 21,

2014, and of record in Instrument No. 20141201-0109852, Register's Office For Davidson County, Tennessee.

BEING the same property conveyed to Donald F. Beisswenger, by Tennessee Quit Claim Deed, from Philip Beisswenger and Bacilia Beisswenger, dated May 30, 2011, and of record in Instrument No. 20110919-0072261, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Philip Beisswenger et ux Bacilia, by Quitclaim Deed, from Donald F. Beisswenger, dated December 30, 2002, and of record in Instrument No. 20021230-0162203, Register's Office For Davidson County, Tennessee.

BEING the same property conveyed to Donald F. Beisswenger and wife, Joyce E. Beisswenger, by Warranty Deed, from Gilbert Allen Corn, Jr. and wife, Katheryn Anne Corn, dated August 29, 2000, and of record in Instrument No 20000830-0085911, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3207 Kinross Avenue, Nashville, Tennessee 37211.

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

GRANTOR covenants with said Grantees 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **September, 2016.**

FEN RE HOLDINGS, LLC

Frank E 2d IV

FRANK E. NEAL, IV, ITS MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the Member of FenRe Holdings, LLC, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 9-9-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **399,900.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **September, 2016**.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY