Davidson County DEEDWARR Recvd: 11/08/16 08:12 3 pgs Fees:18.00 Taxes:1165.50 **20161108-0117971**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Sherri Hails Affiant Subscribed and sworn to before me, this 4th day of November, 2016. Notary Public My commission expires: DEC 17 2017



THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. Ste. 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sherri L. Hails	**New Owner**	**06103017000**
1121 Inglewood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard T. Fedorsin, Jr. and Martha A. Fedorsin, tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherri L. Hails, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 45 and 46 of Block "C" on the Plan of Inglewood Heights Subdivision of A.J. Coleman's Property, described according to a survey made by R.L. Cant, August 31, 1945, as follows:

Beginning at a point in the Northerly margin of Inglewood Drive at the common corner of Lots Nos. 46 and 77; thence with the line between said lots, Northwardly 170 feet to the Southerly line of Lot No. 57, thence with the Southerly line of said lot, Westwardly 120 feet to the Easterly margin of Inglewood Court; thence with the Easterly margin of said court, Southwardly 144.99 feet to the beginning of a curve; thence around said curve in a Southerly direction 25 feet to the Northerly margin of Inglewood Drive; thence with the Northerly margin of said drive, Eastwardly 95.99 feet to the point of beginning.

Included in the above-described property, but expressly Excluded from this conveyance is property described as follows:

Being the Easterly 10 feet of Lot No. 46 of Block "C" on the plan of Inglewood Heights Subdivision of A.J. Coleman's property of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee. Said Easterly 10 feet on Lot No. 46 fronts 10 feet on the Northerly side of Inglewood Drive and runs back between parallel lines 170 feet.

Being the same property conveyed to Richard T. Fedorsin, Jr., unmarried, from Goldie B. Page, unmarried, by Warranty Deed dated January 12, 1995 of record in Book 9573, page 948, Register's Office for Davidson County, Tennessee. Richard T. Fedorsin, Jr. conveyed his interest to Richard T Fedorsin, Jr and Martha A Fedorsin, tenants by the entirety, by Quitclaim Deed dated February 2, 2012 of record in Instrument No. 20120206-0010606, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1121 Inglewood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 4th day of November, 2016.

Richard T. Fedorsin Jr. by Martha A. Fedorsin Attorney in fact
Richard T. Fedorsin, Jr. by Martha A. Fedorsin, Attorney-in-Fact

Martha A. Fedorsin
Martha A. Fedorsin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Martha A. Fedorsin,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016.

Notary Public

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: DEC 17 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, **Martha A. Fedorsin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Richard T. Fedorsin, Jr**, and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal, at office, this 4th day of November, 2016.

Notary Public

My Commission Expires: DEC 17 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY