Davidson County DEEDWARR
Recvd: 12/14/16 09:23 3 pgs
Fees:18.00 Taxes:923.15
20161214-0130930

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $249,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2016.

Notary Public
My commission expires: 3/7/17

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

17-1610-172422

Address of New Owner:	Send Tax Bills to:	Tax Information:
James A. Felten 408 Treyburn Ct. Nashville TN 37221	NEW OWNER	126-16-O-A-208.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jon Tate and wife, Amy Tate**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James A. Felten and wife, Barbara R. Felten**, hereinafter called the Grantees, their successors 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 Lot No. 103, on the Plan of Riverwalk, Phase 1A, Section 2 & Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jon Tate and wife, Amy Tate by deed from U.S. Bank National Association, dated July 24, 2007, recorded August 23, 2007, of record in Instrument No. 20070823-0100608, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 408 Treyburn Ct., Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of December, 2016.

By: Amy Tate as attorney in fact

Jon Tate

Jon Tate By: Amy Tate
As Attorney in Fact

Amy Tate

Amy Tate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amy Tate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 12th day of December, 2016.

Julie E Dyess

Notary Public

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: 3/7/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Amy Tate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Jon Tate** and that she is authorized by **Jon Tate** to execute this instrument on **his** behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December, 2016.

Julie E Dyess

Notary Public at Large

My commission expires: 3/7/17

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Karen Felts, 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.

Karen Felts

Signature

State of TN

County of Dickson

Personally appeared before me, Charlotte A Burbank [Name of Notary], a notary public for this county and state, Karen Felts [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Charlotte A. Burbank

Notary's Signature

My Commission Expires: .....

{Notary' Seal}

