THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161110112** BILL GARRETT, Davidson County Trans:T20160110041 DEEDWARR Recvd: 12/14/16 15:23 2 pgs Fees:13.00 Taxes:1591.00 20161214-0131336	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Joseph J. Andrews and Sarah W. Andrews 4411 Iroquois Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0-076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph P. Fedun, Executor of the Estate of June L. Fedun** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph J. Andrews and Sarah W. Andrews, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled C. H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on Plan of West Lawn Subdivision, of record in Plat Book 843, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JUNE LENORA FEDUN, by deed from ETHEL W. FEDUN, of record in Book 2862, page 545 , dated September 29, 1958 , said Register's Office.

JUNE LENORA FEDUN died on or about January 18, 2016. Her Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 16P-242. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, JOSEPH P. FEDUN.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-08-0-076.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 843, page 51, said Register's Office.

This is improved property located at 4301 Murphy Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2016.

Estate of June L. Fedun

Joseph P Fedun Executor

Joseph P. Fedun, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph P. Fedun, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of June L. Fedun, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018