WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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MY COMMI[illegible]IRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$570,000.00**

Affiant

Subscribed and sworn to before me, this the 24 day of January, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew C. Felgendreher	new owner	**Map 145-14-0 Parcel 032.00**
1230 Jefferson Davis Drive		
Brentwood, TN 37027		

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

Alan J. McCracken and Jean B. McCracken, husband and wife

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

Matthew C. Felgendreher, an unmarried man

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 Lot No. 190on the Final Plat of the Resubdivision of Lots 189 and 190, Tyne Valley Estates, Section 10, Lot 13, Tyne Valley Estates, Section 15 - Revised as of record in Instrument No. 20140516-0042321, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Alan J. McCracken and Jean B. McCracken, husband and wife, by Deed dated December 14, 2007 from Betty Maurine Freeman and Mala White and Cary Freeman and Galen Freeman, of record in Instrument No. 20071226-0147061, and further being all of the same property conveyed to Alan J. McCracken and wife, Jean B. McCracken by Quitclaim Deed dated May 6, 2014 from Alan J. McCracken and wife, Jean B. McCracken, of record in Instrument No. 20140516-0042328, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record as shown in Instrument No. 20140516-0042321, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **1230 Jefferson Davis Drive, Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20170008568 DEEDWARR
Recvd: 01/30/17 12:41 2 pgs
Fees:13.00 Taxes:2109.00
20170130-0009679

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 that we are lawfully seized 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; 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 24 day of **January, 2017.**

Alan J. McCracken

Jean B. McCracken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alan J. McCracken and Jean B. McCracken,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **January, 2017.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.