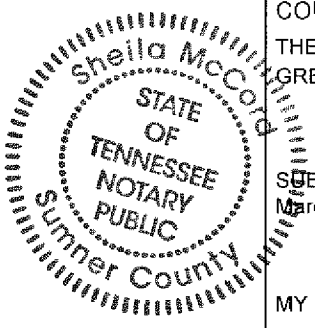
WARRANTY DEED



STATE OF ~~Florida~~ TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Wallace R Cornett II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/9/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cornett's Secret Art of Praying Manits Kung Fu, LLC.	Cornett's Secret Art of Praying Manits Kung Fu, LLC.	065130A01200CO
(NAME)	(NAME)	
698 Lakeside Court	698 Lakeside Court	Davidson County DEEDWARR Recvd: 03/01/17 15:20 3 pgs Fees:18.00 Taxes:351.50 **20170301-0020442**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stanley A. Feener and Gladys A. Feener**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cornett's Secret Art of Praying Manits Kung Fu, LLC.**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit No. 2-D of Scotts Hollow Condominium, Phase I, Section II, of record in Plat Book 8250, Page 241 and further referenced in Master Deed recorded in Instrument No. 2003829-0125456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stanley A. Feener and Gladys A. Feener by Substitute Trustees Deed dated 12/09/2016 from Robert Evans Lee, Substitute Trustee of record in Instrument 201612160132484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Book 8250, Page 241; The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions. Covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Scotts Hollow Condominiums, of record in Instrument Number 20030829-0125456; Easement for construction of record in Book 9544, Page 170; Water Line Easement of record in Book 10506, Page 591, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4983 Lebanon Road, 2D, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 our hands this 28th day of Feb, 2017.

Stanley A. Feener

Gladys A. Feener

State of Florida
County of Leon

Personally appeared before me Stanley A. Feener and Gladys A. Feener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of Feb, 2017

Notary Public Joseph N. Eye
My Commission Expires: 1-21-19

JOSEPH N. EYE
Commission # FF 191780
Expires January 21, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

