G-29523-5

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034706 DEEDWARR
Recvd: 04/25/17 11:00 2 pgs
Fees:13.00 Taxes:1479.63
20170425-0040424

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $209,900.00.

Affiant

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

Notary Public

My commission expires: _____

(OFFICIAL SEAL)

HOUSTON W. POWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-03-2017

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
Russell Walker	**F&M Bank**	**103-02-0-L-001.00co**
223A Orlando Avenue	**50 Franklin St**	
Nashville, TN 37209	**Clarksville, TN 37040**	

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,

Gabe Feltner d/b/a Gabe Feltner Construction

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

Russell Walker, 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 Unit No. A on the Plan of 223 Orlando Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 223 Orlando Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150722-0072021, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of 223 Orlando Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150722-0072021, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Gabe Feltner d/b/a Gabe Feltner Construction, by Quitclaim Deed from McKiss, LLC, a Tennessee limited liability company, dated August 4, 2015 for $0.00 consideration, of record in Instrument No. 20150806-0078432, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company, by Deed from Douglas M. Simpson and Dwayne H. Smith, dated February 23, 2015 of record in Instrument No. 20150224-0015874, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown as Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20150722-0072021, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions of 223 Orlando Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150722-0072021, Register's Office for Davidson County, Tennessee.

(3) All matters as shown on the plan of record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

(4) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property known as **223A Orlando Avenue, Nashville, TN 37209**

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 **24th** day of **April, 2017.**

Gabe Feltner d/b/a Gabe Feltner Construction

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Gabe Feltner,** 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 **24th** day of **April, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21