# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046884 DEEDWARR
Recvd: 06/02/17 11:22 3 pgs
Fees:18.00 Taxes:629.00

20170602-0055063

MST 2017-0744

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 4-11-2018 (AFFIX SEAL)

SHARON E. MOORE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James David Feldhaus, Jr.<br>James David Feldhaus, Sr | First Community Mortgage, Inc.<br>275 Robert Rose Drive<br>Murfreesboro, TN 37129 | 105-10-0A-112.00-CO |
| 204 Dale (NAME) Ave<br>2020 Beech Ave Unit | (NAME) | |
| Shelbyville, TN 37160<br>Nashville, TN 37204 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Buck Wallace and William Wallace wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James David Feldhaus, Jr. and James David Feldhaus, Sr., as tenants in common,** 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, Tennessee, being Unit No. A-9, together with the appurtenant interest in the common elements of BeechTree Condominiums, a horizontal property regime established by Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County, said unit being depicted on the Condominium Site Plan for BeechTree Condominiums attached as the Exhibit Map to the aforementioned Master Deed of record in Book 11174, page 284, Register's Office for said County.**

**Being the same property conveyed to Jennifer Buck by Warranty deed from Kiss Partners, a Tennessee general partnership of record in Instrument No. 20030305-0029478 Register's Office for Davidson County, Tennessee, dated March 04, 2003 and recorded on March 05, 2003. (Value of consideration shown in aforementioned deed $59,800.00.) Being also known as 2020 Beech Ave Unit Nashville, Tennessee 37204.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the

administration thereof; also subject to the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Beechtree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee. Charter of BeechTree Condominiums Homeowners Association of record in Book 11174, Page 326 and Book 11163, Page 16, in the Register's Office for Davidson County, Tennessee. By-Laws of BeechTree Condominium Owners Association, Inc. of record in Book 11174, Page 328, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Site Plan of BeechTree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for BeechTree Condominiums record in Book 11680, page 193, Register's Office for Davidson County, Tennessee. Quitclaim Deed for Open Space of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee. Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument Number 20090930-0090862, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 2020 Beech Ave Unit, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 31 DAY OF May, 2017.

Jennifer Buck Wallace

STATE OF Tennessee

COUNTY OF Williamson

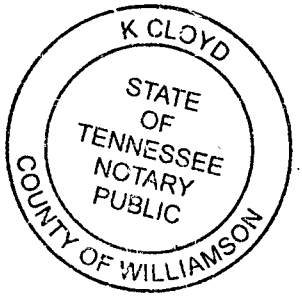
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Buck Wallace, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of May, 2017.

Notary Public

My Commission Expires: 7-11-20

(SEAL



Witness my/our hand(s) this 31 DAY OF May, 2017.

William Wallace

William Wallace by Jennifer Buck Wallace Attorney in fact

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Wallace, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

* Jennifer Buck Wallace as *Attorney-in-Fact, of record in Inst. # 20170602.0055062 RODCT for

Witness my hand and official seal, this the 31 day of May, 2017.

Notary Public

My Commission Expires: 7-11-20

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON