Davidson County	DEEDWARR
Recvd: 06/16/17 11:12	3 pgs
Fees:18.00 Taxes:1313.50	
20170616-0060624	

#33701

WARRANTY DEED



STATE OF Tennesee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc.,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Ryan	Renasant Bank	128 09 0 030.00
(NAME)	(NAME)	
7718 Indian Springs Drive	2001 Park Place, North Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35203	
(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, **KENNETH MICHAEL FAEHL AND WIFE, LISA F. FAEHL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW RYAN,** UNMARRIED, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to wit:

Land in Davidson County, TN, being Lot No. 39 on the Plan of B.V. 1776 Estates, if record in Book 5050, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Michael Faehl and wife, Lisa F. Faehl by Warranty Deed from Alexander T. Edinger and wife, Roseanne Edinger, filed for record 05/27/1999 in Book 11498, Page 107, Register's Office for Davidson County Tennessee.

Kenneth M. Faehl and Kenneth Michael Faehl being one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7718 Indian Springs Drive, Nashville, TN 37221
(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 our hands this 9th day of June, 2017.

Kenneth Michael Faehl
by Tice Feldman, Attorney in Fact

Kenneth Michael Faehl
By: Tice Feldman, Attorney in Fact

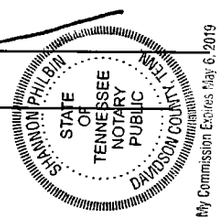
Lisa F Faehl
by Tice Feldman Attorney in Fact

Lisa F Faehl
By: Tice Feldman, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tice Feldman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Kenneth Michael Faehl and Lisa F. Faehl and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

