G29816-4
Box 14

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$385,000.00**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 11th day of August, 2017.<br><br>Notary Public<br><br>My commission expires: 1/17/21<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20170070165 DEEDWARR
Recvd: 08/14/17 10:21 2 pgs
Fees:13.00 Taxes:1424.50
20170814-0083022

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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 |
|---|---|---|
| **Taylor Weis**<br>**Margaret S. Weis** | **Legacy Home Loans LLC** | **091-05-O-I-001.00co** |
| **611-A Ries Avenue** | **8119 Isabella Lane, Ste 105** | |
| **Nashville, TN 37209** | **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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Gabe Feltner Construction LLC, a Tennessee limited liability company**

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

**Taylor Weis and Margaret S. Weis, husband and wife**

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. 611-A, on the Plan of 611 Ries Avenue 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 Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160421-0038758, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Ries Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160421-0038758, 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 Construction, LLC, a Tennessee limited liability company by Quitclaim Deed dated April 20, 2016, from KISS L.P., a Tennessee limited partnership of record in Instrument No. 20160421-0038757, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to KISS L.P., a Tennessee limited partnership by Substitute Trustee's Deed dated December 13, 2013, from Coles and Holton, LLP, as Substitute Trustee of record in Instrument No. 20131216-0127008, Register's Office for Davidson County, Tennessee.**

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

1) **All matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 611 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160421-0038758, Register's Office Davidson County, Tennessee.**

2) **All matters as shown on the Plan of record in Book 332, Page 2, Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions and By-laws appended thereto, for 611 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160421-0038758, Register's Office for Davidson County, Tennessee.**

4) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4147, Page 890, Register's Office for Davidson County, Tennessee.**

5) **Notice of Completion filed of record on June 26, 2017, of record in Instrument No. 20170627-0064377, Register's Office for Davidson County, Tennessee.**

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

This is improved (X) Unimproved (____) property, known as **611-A Ries 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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **11th** day of **August, 2017**.

**Gabe Feltner Construction, LLC, a Tennessee limited liability company**

**By:** _____
**Name: Gabe Feltner**
**Its: Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Gabe Feltner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Gabe Feltner Construction, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee limited liability company by himself as such **Chief Manager.**

Witness my hand and official seal at Nashville, Tennessee, this **11th day** of **August, 2017.**

_____
**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY