Bill Garrett Davidson County
Batch# 16786 DEEDWARR
10/23/2017 12:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20171023-0108331

30156-5

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$389,900.00.**

Affiant

Subscribed and sworn to before me, this the **20th** day of **October, 2017.**

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Alexander Hickman Bland and Heather Michalec Bland	Highlands Residential Mortgage, LTD	**091-05-0I-002.00**
611 B Ries Avenue	12001 N Central Expressway, Ste 750	
Nashville, TN 37209	Dallas, TX 75243	

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 Construction, LLC, a Tennessee limited liability company

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

Heather Michalec Bland and Alexander Hickman Bland, wife and husband

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-B 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 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, 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 611 Ries Avenue Townhomes, a Horizontal Property Regime, shown on Exhibit "C" to the Declaration of Covenants 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 Kiss, L.P., a Tennessee limited partnership by Substitute Trustee's Deed dated December 13, 2013, from Coles and Holton, LLP, of record in Instrument No. 20131216-0127008, Register's Office for Davidson County, Tennessee. BEING further conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kiss, L.P., a Tennessee limited partnership, dated April 20, 2016, of record in Instrument No. 20160421-0038757, said Register's Office.

THE conveyance is subject to:

(1) The Plan of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160421-0038758, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(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 of 611 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160421-0038758, By-laws attached thereto, Register's Office for Davidson County, Tennessee.

(4) Charter for 611 Ries Avenue Townhouse Corporation, of record in Instrument No. 20171004-0101718, said Register's Office.

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

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

This is improved property, known as **611-B 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 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 **20th** day of **October, 2017.**

Gabe Feltner Construction, LLC, a Tennessee limited liability company

By:_____
Gabe Feltner, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, 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**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Gabe Feltner** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **20th** day of **October, 2017.**

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019