(1)

Bill Garrett Davidson County
Batch# 30898 DEEDWARR
11/29/2017 10:59:00 AM 2 pgs
Fees: $13.00 Taxes: $1,107.78
20171129-0121667

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179825

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2017.

NOTARY PUBLIC

My commission expires: 03-08-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon Tam and Faina Lorah 7252 Santeelah Way Antioch, TN 37013	**First Bank** **318 Seaboard Lane, Ste205** **Franklin, TN 37067**	181 03 0A 158.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Nine Thousand Four Hundred and 00/100 Dollars ($299,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD E. FELIZ AND VIRGINIA E. FELIZ, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SIMON S. TAM,A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 158 on the Plan of Indian Creek Estates, Section Five, a Planned Unit Development, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard E. Feliz and Virginia E. Feliz, husband and wife, by Warranty Deed from Steve C. Keisling and Shannon M. Keisling, husband and wife, dated 11/25/2014, recorded 11/25/2014, of record in Instrument No 20141125-0108870, in the Register's Office for Davidson County, Tennessee

The address of the herein described property is believed to be 7252 Santeelah Way, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of November, 2017.

RICHARD E. FELIZ

VIRGINIA E. FELIZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Richard E. Feliz and wife, Virginia E. Feliz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of November, 2017.

Notary Public

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
1-8-19