WARRANTY DEED

Bill Garrett Davidson County
Batch# 37279 **DEEDWARR**
12/15/2017 10:02:55 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171215-0127850

M-DG-17-7524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/6/2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Doucette and Marilyn St. John-Doucette	NEW OWNER	
(NAME)	(NAME)	
7524 Old Harding Pike		**142-14-0B-011.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARSHALL TODD FELTS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES DOUCETTE AND MARYILYN ST. JOHN-DOUCETTE, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Phase I, Section VIII, River Plantation of record in Plat Book 6900, Page (s) 475 an d476, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but Excluding is the land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee for Right-of-Way Easement of record in Book 9304, Page 604, Registers Office For Davidson County, Tennessee.

Being the same property conveyed to Peggy L. Felts, an unmarried woman by Quitclaim deed from Peggy L. Felts, an unmarried woman and Marshall Todd Felts, an unmarried man of record in Instrument No. 20131204-0123431 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 04, 2013.

Being the same property conveyed to Marshall Todd Felts, devisee of Peggy L. Felts, by Last Will and Testament filed for record on June 20, 2017, as shown of record (Docket No. 17P1098) in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 941, Register's Office for Davidson County, Tennessee.
- By-Laws of River Plantation of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7524 Old Harding Pike, Nashville, Tennessee 37221**.

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 hand this the 13th DAY OF DECEMBER, 2017.

Marshall Todd Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHALL TODD FELTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY GARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212