Bill Garrett Davidson County
Batch# 57359 DEEDWARR
02/09/2018 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20180209-0013403

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY 2018.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

CHERYL ANGELA FINE
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
MY Commission Expires 08-10-2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-010032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karen Louise Feldstein and Benjamin J. Feldstein	Pentagon Federal C.U.	
(NAME) 1200 Eastland Ave	(NAME) PO Box 1432	083-05-0-276.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Alexandria, VA 22313	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($680,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS L. DARNELL AND CHERYL A. DARNELL, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN LOUISE FELDSTEIN AND BENJAMIN J. FELDSTEIN, 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:

Being Lot No. 12 and the Westerly 20.0 feet of Lot No. 13, Block "A', on the Map of F.O. Beasley's Addition to East Nashville as of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 and part of Lot No. 13 front together 70.0 feet on the Southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between parallel lines and with the Easterly margin of North 12th Street, 170.0 feet to an alley.

Being the same property conveyed to Thomas L. Darnell and Cheryl A. Darnell, husband and wife by Quitclaim deed from Thomas L. Darnell, Trustee and Cheryl A. Darnell, Trustee of the Thomas L. Darnell

Living Trust dated August 29, 2005 of record in Instrument No. 20120920-0085690 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 20, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1200 Eastland Ave, Nashville, TN 37206
(House No.) (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 my/our hand(s) this the 9th day of February, 2018

Thomas L. Darnell

Cheryl A. Darnell

STATE OF Tennessee
COUNTY OF DAVIDSON

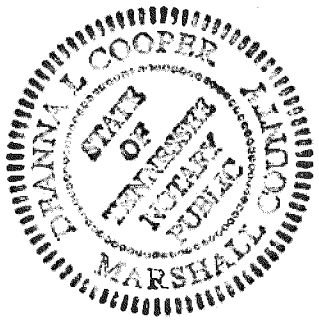
On this the 9th day of February, 2018, before me personally appeared Thomas L. Darnell and Cheryl A. Darnell, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the9th day of February, 2018.

Notary Public

My Commission Expires: 5/13/2022

(SEAL)



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: 5/6/19
Notary' Seal (if on paper)

