Bill Garrett Davidson County
Batch# 58066 DEEDWARR
02/13/2018 09:00:49 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20180213-0014070

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 9th day of February, 2018. Notary Public My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clint G. Fehr Linda C. Fehr	New Owner	
309 Church Street, #604	5915 Hillsboro PK	093-06-1D-604.00-CO
Nashville, TN 37201	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGIE L. LAWLESS, A MARRIED WOMAN*, JUDY DUERSON, AN UNMARRIED WOMAN, AND J. BRANDON MILLER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINT G. FEHR AND LINDA C. FEHR HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 604, and two parking spaces, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, as Amended in Instrument No. 20060927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Miller, an unmarried man, and Angie Lawless, an unmarried woman and Judy Duerson, an unmarried woman by Warranty deed from Donald Crosslin, unmarried of record in Instrument No. 20061006-0124734 Register's Office for Davidson County, Tennessee, dated October 04, 2006 and recorded on October 06, 2006.

Being the same property conveyed to Urban Shed Development, LLC by Quitclaim deed from Brandon Miller, Angie Lawless and Judy Duerson of record in Instrument No. 20061115-0141704 Register's Office for Davidson County, Tennessee, dated October 06, 2006 and recorded on November 15, 2006.

Being the same property conveyed to Angie L. Lawless, an unmarried woman, Judy Duerson, an unmarried woman, and J. Brandon Miller, a married man by Quitclaim deed from Urban Shed Development, LLC, a Tennessee limited liability company of record in Instrument No. 20120314-0022097 Register's Office for Davidson County, Tennessee, dated March 13, 2012 and recorded on March 14, 2012.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Church Street, #604, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of February, 2018.

Angie L. Lawless

Judy Duerson

J. Brandon Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angie L. Lawless and Judy Duerson and J. Brandon Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021