THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24579

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan M. Reback, Trustee	New Owner	MAP 117-08-0-
12400 Wilshire Blvd, #1275		PARCEL 124.00
Los Angeles, CA 90025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Wobensmith and Christopher Wobensmith, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan M. Reback, Trustee of the Feltwell Trust Agreement, dated September 19, 2001**

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS, 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 the Westerly 49.5 feet front and 47 feet rear of Lot No. 155 on the Plan of Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 155 fronts 49.5 feet on the Northerly side of Ferguson Avenue and runs back between lines 152 feet to an alley, measuring 47 feet thereon.

Being the same property conveyed to Jennifer Wobensmith and Christopher Wobensmith, wife and husband by Warranty deed from J. Kelvin Pennington, married of record in Instrument No. 20140701-0057749 and Scrivener's Affidavit recorded on October 02, 2014 in Official Records Instrument No. 20141002-0091285 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 01, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record as Instrument 2040106-0000947; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 332, page 10; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1516 A Ferguson Avenue; Nashville, TN 37212.**

Bill Garrett Davidson County
Batch# 90979 DEEDWARR
05/11/2018 08:42:28 AM 2 pgs
Fees: $13.00 Taxes: $4,806.30

20180511-0045159

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, his successors, heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his successors, 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 our hands this the 3rd day of May, 2018.

Jennifer Wobensmith

Christopher Wobensmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Wobensmith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of April, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. HAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 17th day of April, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. HAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN