WARRANTY DEED

Bill Garrett Davidson County
Batch# 115797 DEEDWARR
07/12/2018 03:09:30 PM 5 pgs
Fees: $28.00 Taxes: $666.00
20180712-0067704

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of June, 2018

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jordan Drumel	SAME	07007020200
555 Marriott Drive, Suite 315		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sharon Louise Tabor, John Charles Fiedler, Mark Steven Fiedler, James Erwin Fiedler, David Brian Fiedler, Carolyn Marie Fiedler, Alvin Floyd Fiedler Jr., as the Devisees of the Estate of Eleanor L. Fiedler,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jordan Drumel and Ronnie Kelley Jr**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly part of Lot No. 31 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the northwest corner of the property conveyed to John Overby and wife, by deed from M.H. Webb and wife, of record in Book 2446, Page 127, Register's Office for said County; thence with Overby's westerly line southwardly 290 1/2 feet, more or less, to the Cumberland River; thence with said River westwardly 50 feet to the corner of Lot Nos. 30 and 31; thence with the line between said two lots northwardly 280 feet to the center of Alice Avenue; thence with the center of said Avenue eastwardly 50 feet to the beginning.

Being part of the same property conveyed to Alvin F. Fiedler and wife, Eleanor L. Fiedler from George L. Davis, unmarried by Warranty Deed on March 5, 1984, of record in Book 6243, Page 717, Register's Office for Davidson County, Tennessee. The said Alvin F. Fiedler having since died on January 16, 2010, leaving his interest in the property to Eleanor L. Fiedler by right of survivorship. Further conveyed to Eleanor L. Fiedler from Eleanor L. Feidler by Quitclaim Deed on February 10, 2017, of record in Instrument Number 20170215-0015677, Register's Office for Davidson County, Tennessee. Eleanor L. Fiedler having since died on August 13, 2017, leaving said property to Sharon Louise Tabor, John Charles Fiedler, Mark Steven Fiedler, James Erwin Fiedler, David Brian Fiedler, Carolyn Marie Fiedler and Alvin Floyd Fiedler, Jr, her Devisees of her Last Will and Testament of record in Case No. 17P1855, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: 1010 Alice Street, Nashville, TN 37218

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 15, 2018.

Sharon Louise Taber by Carolyn Marie Fiedler
Sharon Louise Taber
By: Carolyn Marie Fiedler, Attorney in Fact

John Charles Fiedler by Carolyn Marie Fiedler
John Charles Fiedler
By: Carolyn Marie Fiedler, Attorney in Fact

Mark Steven Fiedler by Carolyn Marie Fiedler
Mark Steven Fiedler
By: Carolyn Marie Fiedler, Attorney in Fact

James Erwin Fiedler by Carolyn Marie Fiedler
James Erwin Fiedler
By: Carolyn Marie Fiedler, Attorney in Fact

David Brian Fiedler by Carolyn Marie Fiedler
David Brian Fiedler
By: Carolyn Marie Fiedler, Attorney in Fact

Carolyn Marie Fiedler
Carolyn Marie Fiedler

Alvin Floyd Fiedler by Carolyn Marie Fiedler
Alvin Floyd Fiedler Jr.
By: Carolyn Marie Fiedler, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carolyn Marie Fiedler**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2018

My commission expires 5-3-2021

Notary Public

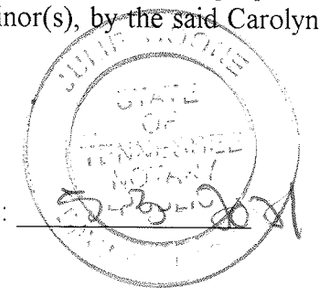
DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carolyn Marie Fiedler, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sharon Louise Tabor, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sharon Louise Tabor, the bargainor(s), by the said Carolyn Marie Fiedler, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of June, 2018.



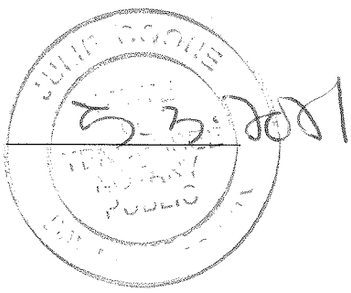
_____ My Commission Expires: 5-3-2021
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carolyn Marie Fiedler, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for John Charles Fiedler, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John Charles Fiedler, the bargainor(s), by the said Carolyn Marie Fiedler, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of June, 2018.



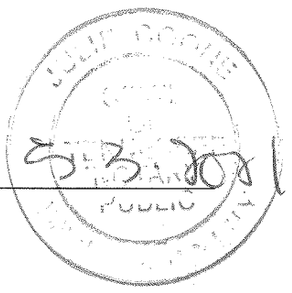
_____ My Commission Expires: 5-3-2021
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carolyn Marie Fiedler, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mark Steven Fiedler, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mark Steven Fiedler, the bargainor(s), by the said Carolyn Marie Fiedler, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of June, 2018.



_____ My Commission Expires: 5-3-2021
NOTARY PUBLIC
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carolyn Marie Fiedler, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for James Erwin Fiedler, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Erwin Fiedler, the bargainor(s), by the said Carolyn Marie Fiedler, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of June, 2018.

_____ My Commission Expires: 5-3-2021
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carolyn Marie Fiedler, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for David Brian Fiedler, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David Brian Fiedler, the bargainor(s), by the said Carolyn Marie Fiedler, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of June, 2018.

_____ My Commission Expires: 5-3-2021
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carolyn Marie Fiedler, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Alvin Floyd Fielder, Jr, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Alvin Floyd Fielder, the bargainor(s), by the said Carolyn Marie Fiedler, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of June, 2018.

_____ My Commission Expires: 5-3-2021
NOTARY PUBLIC

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.