THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34448-08-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 28th day of September, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 4, 2020

WARRANTY DEED

Address New Owner: Christopher M Trokey 117 Abbottsford Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 11713 0 B 080 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James W. Felch and wife, Beth Weaver Felch,** who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to James W. Felch ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher M Trokey and Katherine Nancy Trokey, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 117 Abbottsford, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Y Johnson Davidson County
Batch# 147362 **DEEDWARR**
10/01/2018 01:45:38 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00

20181001-0097164

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of September, 2018.

James W. Felch, by Beth Weaver Felch, his attorney in fact

James W. Felch, by Beth Weaver Felch, his Attorney-in-fact

Beth Weaver Felch

Beth Weaver Felch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth Weaver Felch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for James W. Felch, and she is authorized by James W. Felch to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of September, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Weaver Felch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Phase One of Abbottsford, of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and Surveyors Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Felch and wife, Barbara Felch by deed dated November 20, 1986 from W J Investments, a Tennessee general partnership composed of Joel C. Wilson, Gerald R. Jerkins and Gary W. Jerkins of record in Book 7046, page 763, Register's Office for Davidson County, Tennessee. Barbara Felch having since died on March 29, 2013, leaving James W. Felch as surviving tenant by the entirety. James W. Felch having since re-married Elizabeth Felch.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 11713 0 B 080 00CO.
2. Restrictive Covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions, By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, and Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, rerecorded in Instrument No. 20010514-0049648, amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20140307-0019563, Instrument No. 20140408-0029142, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051264, and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, pages 419-421, amended in Book 6771 page 683, and Book 6800 page 164, Register's Office for Davidson County, Tennessee.
6. Easement for water line of record in Book 1037, page 572, Book 1286, page 690, and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
7. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of Frank R. Leu Property of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.