(1)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170006 **DEEDWARR**
12/04/2018 03:08:45 PM 2 pgs
Fees: $13.00 Taxes: $1,282.98

20181204-0118336

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/2019
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Felder and Merle D. Felder		155 08 0C 042.00
(NAME)	(NAME)	
6648 Autumnwood Dr	TIAA, FSB	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	P.O. Box 71229, Charlotte, NC 28272-1229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chadwick Elliott Fortenberry and Margaret Bailey Fortenberry, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Felder and Merle D. Felder, husband and wife and Aaron Z. Felder, a single person, as tenants-in-common with righs of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot 42 on the Plan of Poplar Creek Estates, Phase 2, as shown on the plat of record in Plat Book 6900, Page 339-347, and amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chadwick Elliott Fortenberry and Margaret Bailey Fortenberry, husband and wife by Warranty Deed from Barbara L. Johnson, a married woman dated July 14, 2016 and recorded July 21, 2016 as Instrument No. 20160721-0075040, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6648 Autumnwood Dr, Nashville, TN 37221

File Number: GRN-189072SSO

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 our hands this 30th day of November, 2018

Chadwick Elliott Fortenberry

Margaret Bailey Fortenberry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chadwick Elliott Fortenberry and Margaret Bailey Fortenberry, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public

My Commission Expires:

(SEAL) 07/06/2020

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

File Number: GRN-189072SSO