398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 187920 DEEDWARR
01/24/2019 01:47:21 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190124-0007093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/12/2022

(AFFIX SEAL)

ANGELA Y. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jane Siegel and Calvin Dyer	FIRST TN BANK NATIONAL ASSOC	
(NAME)	(NAME)	
121 Sloan Road	165 MADISON AVE	103-08-0B-121.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	MEMPHIS TN 38103	
(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, **JEFFREY DALE FEE AND KIMBERLY D. FEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANE SIEGEL, A SINGLE WOMAN AND CALVIN DYER, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No.121, Building "D" on the plan of Parklane Condominiums, Phase I as shown as Exhibit "B" to the Master Deed of record in Book 7376, Page 571, Register's Office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jeffrey Dale Fee and wife, Kimberly D. Fee by Warranty Deed from Tammie D. Lindsey, single, recorded on the 18th day of July, 2005 in Instrument No. 20050718-0083146, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 121 Sloan Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of January, 2019

JEFFREY DALE FEE, BY: DAVID A FLOYD, JR., ATTORNEY IN FACT

KIMBERLY D. FEE, BY: DAVID A FLOYD, JR., ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of January, 2019, before me personally appeared David A. Floyd, Jr., to me known to be the person who executed the foregoing instrument on behalf of Jeffrey Dale Fee and Kimberly D. Fee and acknowledged that he executed the same as the free act and deed of Jeffrey Dale Fee and Kimberly D. Fee.

Witness my hand and official seal this 23rd day of January, 2019.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019