Karen Johnson Davidson County
Batch# 216666 DEEDWARR
04/12/2019 08:47:00 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20190412-0033385

This Instrument Prepared By:

Charles W. Cook III
Adams and Reese LLP
424 Church Street, Suite 2700
Nashville, TN 37219

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map Parcel No.:
Kevin Feldman 7140 Birch Bark Dr. Nashville,TN 37221	Same	136-11-0-021.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF **One Hundred Fifty-Five Thousand Dollars ($155,000.00)** and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **AMERIS BANK** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **KEVIN FELDMAN** (herein called "Grantee") the following described property, having an address of **2838 Old Smith Springs Road, Nashville, Tennessee 37217** also known as having an address of **3620 Anderson Road, Nashville, Tennessee 37217** and being situated and located in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 2 ON THE FINAL PLAT OF PRIEST LAKE PARK, SECTION SIX, OF RECORD IN PLAT BOOK 6900, PAGE 463, AS AMENDED IN PLAT BOOK 6900, PAGE 636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMERIS BANK BY SUCCESSOR TRUSTEE'S DEED FROM CHARLES W. COOK III, SUCCESSOR TRUSTEE, IN INSTRUMENT NO. 20181231-0126453, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 2018.

More commonly known as: **2838 OLD SMITH SPRINGS ROAD, NASHVILLE, TN 37217**

Source of Grantor's interest is a Successor Trustee's Deed *(deed or other instrument)* recorded in Instrument Number 20181231-0126453 Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of Apr. 1, 2019.

GRANTOR:

By: _____

Title: SVP

STATE OF ~~TENNEESEE~~ Georgia }
}
COUNTY OF Chatham }

Before me, Ashley Smith, of the State and County aforesaid, personally appeared Leo Story, with whom I am personally acquainted *[or proved to me on the basis of satisfactory evidence]*, and who, upon oath, acknowledged *[himself/herself]* to be the *[indicate office of officer executing for corporation, general partner executing for partnership or other authorized position executing for other legal entity]*, the within named bargainor, a *[indicate whether corporation, partnership or other legal entity]*, and that *[he, she]* as such SVP, executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by *[himself/herself]* as SVP.

WITNESS my hand and seal, this 2nd day of April, 2019.

ASHLEY SMITH NOTARY PUBLIC SUMTER COUNTY GA EXPIRES GEORGIA July 15, 2019

_____
Notary Public

My Commission Expires: July 15, 2019

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed and sworn to before me this 11th day of April, 2019.

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

_____
Notary Public

My Commission Expires: _____