Karen Johnson Davidson County
Batch# 227625 DEEDWARR
05/08/2019 03:30:19 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20190508-0043305

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Drury	KPH 05-2019	155-10-0-B-031.00 CO
(NAME)	(NAME)	
7105 Natchez Pointe Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Richard S. Feulner and Janet M. Feulner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Drury and Nicholas Drury, wife and husband,** 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 No. 31, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard S. Feulner and Janet M. Feulner, husband and wife, by Warranty Deed from Dalamar Homes, LLC, dated January 30, 2015, of record in Instrument No. 20150204-0010639, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7105 Natchez Pointe Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-19-7105

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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20080402-0033047; Restrictions of record in Instrument No. 20080128-0008610 and Instrument No. 20180521-0048617; By-Laws of Natchez Pointe Homeowners Association of record in Instrument No. 20080128-0008610; Charter of Natchez Pointe Homeowners Association of record in Instrument No. 20080128-0008611; Easement to USA/TVA of record in Book 4150, page 109; Stormwater Detention Agreement of record in Instrument No. 20070226-0023092; Agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Instrument No. 20070226-0023127 and Instrument No. 20190219-0014862; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 6th day of May, 2019.

Richard S. Feulner

Janet M. Feulner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Richard S. Feulner and Janet M. Feulner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of May, 2019.

Notary Public
My Commission Expires: _____

File No.: 29132

