WARRANTY DEED

Karen Johnson Davidson County
Batch# 240245 DEEDWARR
06/07/2019 10:03:28 AM 2 pgs
Fees: $13.00 Taxes: $662.30

20190607-0054613

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 6.12.22

(AFFIX SEAL)

KAREN NIXON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 265, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donnie Powell Baltimore	NTC	08614001500
(NAME) 409 Wisteria Lane	(NAME) 2100 ALT 19 North	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Palm Harbor, FL. 34683	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Christopher Feezor and Melissa Fargason Feezor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donnie Powell Baltimore, an unmarried man,** 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:

Being Lot No. 3-B, Zone Lot Division, being Lots 1 - 6 on the plan of Park Manor Subdivision as of record in Plat Book 6900, Page 29, which amended the Park Manor Subdivision plan of record in Book 6200, Page 209, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa Fargason, a single woman, by deed from Neil Nevins, an unmarried man, dated October 18, 2004, of record in Instrument No. 20041026-0128537, Register's Office for Davidson County, Tennessee and further conveyed to Melissa Fargason and Christopher M. Feezor, as Joint Tenants with right of survivorship, by Quitclaim Deed, dated December 19, 2008, of record in Instrument No. 20081229-0122663, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the following:

a. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Book 6900, page 29 and Book 6200, Page 209, Register's Office for Davidson County, Tennessee.

c. Restrictive Covenants for Park Manor Subdivision of record in Book 7066, page 258, Register's Office for Davidson County, Tennessee.

d. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

e. Subject to rights of others in and to common areas/elements.

f. All other easements and restrictions of record.

unimproved ☐

This is improved ☑ property, known as 409 Wisteria Lane, Hermitage, TN 37076
(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/our hands this 5th day of June, 2019.

Christopher Feezor

Melissa Fargason Feezor

State of Tennessee
County of Williamson

Personally appeared before me Christopher Feezor and Melissa Fargason Feezor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2019.

Notary Public
My Commission Expires: 11-20-22

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 4722-19