Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa K. Hunter nka Melissa K. Fedele, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Dougherty, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 105 on the Condominium Site Plan of Phase II-C, Section 2, on the Plan of River Glen, a Planned Unit Development, as of record in Plat Book 8250, page 323, amending Plat Book 7900, pages 548 and 549 and Plat Book 6900, page 650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa K. Hunter, unmarried woman by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated May 20, 2004, of record in Inst. No. 20040604-0066362, Register's Office for Davidson County, Tennessee. Melissa K. Hunter nka Melissa K. Fedele, is now married to Garry Fedele and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1108 Alandee Street, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 252004 DEEDWARR
07/02/2019 03:41:20 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20190702-0064770

WITNESS THE EXECUTION HEREOF this 28th day of June, 2019.

Melissa K. Fedele

Garry Fedele

State of Tennessee)
County of Davidson)

On this 28th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melissa K. Fedele and Garry Fedele, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2019.

Notary Public

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

My Commission Expires: 9/18/21

NEW OWNER:
Stephanie Nicole Dougherty
1108 Alandee Street
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Triumph Mortgage
1125 Schilling Blvd. E Ste 107
Collierville TN 38017

TAX MAP-PARCEL #:
052-13-0B-071.00