G#32440-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 314094 DEEDWARR
11/12/2019 09:56:23 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20191112-0116185

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$329,900.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2019.

Notary Public

My commission expires: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Veronica Green	First Choice Lending	**058 09 0 A 032 00 CO**
2124 Maynard Court	9821 Cogdill Rd ste 2	
Nashville, TN 37218	Knoxville, TN 37932	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gabe Feltner Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Veronica Green, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 32 on the Plan of Creekside Trails, Phase 2, a Planned Unit Development, of record in Instrument No. 20020709-0082562, 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 McKiss, LLC, by Warranty Deed dated July 7, 2017, from Bobby S. Harris, Jr., married, of record in Instrument No. 20170710-0069258, and further conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 21, 2017, from McKiss, LLC, a Tennessee limited liability company, of record in Instrument No. 20170922-0097227, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, Restrictions and By-Laws for Creekside Trails (also known as Eaton's Creek Park), of record in Instrument No. 20000915-0092002, amended in Instrument No. 20011025-0117168, in Instrument No. 20020828-0103983, in Instrument No. 20041229-0153372, in Instrument No. 20061120-0143523, and in Instrument No. 20141218-0115782, Register's Office for Davidson County, Tennessee;

3) Assignment & Assumption of Declaration Rights & Obligations of record in Instrument No. 20041229-0153373, said Register's Office;

4) Charter of Eaton's Creek Park Homeowners Association, Inc., of record in Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee;

5) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6255, Page 578, Register's Office for Davidson County, Tennessee;

6) Stormwater Detention Agreements of record in Instrument No. 20001011-0100954 and in Instrument No. 20041020-0126337, Register's Office for Davidson County, Tennessee;

7) Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345;

8) Subject to the flow of Eaton's Creek and branches thereof;

9) All matters shown on the plan of Creekside Trails - Right-of-way Dedication of record in Instrument No. 200004260041282, Register's Office for Davidson County, Tennessee;

10) Conveyance of Common Area to Eaton's Creek Park Homeowners Association, Inc., of record in Instrument No. 20041229-0153376, said Register's Office; and,

11) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **2124 Maynard Court, Nashville, TN 37218**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 7th day of November, 2019.

Gabe Feltner Construction, LLC, a Tennessee limited liability company

By: _____

Gabe Feltner, Chief Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gabe Feltner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Member** of **Gabe Feltner Construction, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Gabe Feltner** as **Chief Member.**

Witness my hand, at office at Nashville, Tennessee, this **7th day** of **November, 2019.**

_____

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY