Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-26773

Karen Johnson Davidson County
Batch# 328606 DEEDWARR
12/12/2019 10:01:06 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20191212-0128091

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2019.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Feltwell Trust	New Owner	MAP
12400 Wilshire Blvd #1275		PARCEL 130-07-0-020.00
Los Angeles, CA 90025		
(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, **Richard B. French, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan M. Reback, Trustee of the Feltwell Trust**

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:

Tract No. I: 130-07-0-020.00 -Fee Simple Interest

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 &197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract No. II: 130-07-0-142.00 -Leasehold Interest

Land in Davidson County, Tennessee, being described as the "Crossed Hatched Area" Representing the Lease Area on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 &197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract No. I: Being a portion of the same property conveyed to Shannon B. Terry and Falon Terry, husband and wife by Warranty Deed from William L. Brooks and wife, Margaret Brooks, of record in Instrument No. 20180228-0018708, Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 28, 2018.

Being a portion of the same property conveyed to Richard B. French by Warranty Deed from Shannon B. Terry and Falon Terry, husband and wife, of record in Instrument No. 20181115-0112586, Register's Office for Davidson County, Tennessee, dated November 9, 2018 and recorded on November 15, 2018.

Tract No. II: Being a portion of the same property conveyed to Frank W. Hunger by Deed of record in Instrument No. 20050630-0075674, Register's Office for Davidson County, Tennessee.

Further being the same property leased to William L. Brooks and wife, Margaret D. Brooks as evidenced by Lease of record in Book 6055, Page 314, Register's Office for Davidson County, Tennessee.

William L. Brooks conveyed his interest in the leasehold to Margaret Dortch Brooks by Quitclaim Deed of record in Book 7460, Page 156; Margaret Dortch Brooks conveyed the leasehold to

William L. Brooks and wife, Margaret Brooks by Quitclaim Deed of record in Book 8737, Page 185; William L. Brooks and wife, Margaret Brooks conveyed the leasehold to Shannon B. Terry and Falon Terry, husband and wife by Warranty Deed of record in Instrument No. 20180228-0018708; Shannon B. Terry and Falon Terry, husband and wife conveyed the leasehold to Richard B. French by Warranty Deed of record in Instrument No. 20181115-0112586, Register's Office for Davidson County, Tennessee.

Subject property has never been primary or marital residence of herein named Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4406 Harding Place, Nashville, TN 37205.**

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 hand(~) this the 9th day of December, 2019.

Richard B. French

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard B. French** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.