WARRANTY DEED

Karen Johnson Davidson County
Batch# 465771 **DEEDWARR**
08/28/2020 09:30:26 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20200828-0097727

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$459,900.00**.

Sheila G. Shepherd
Affiant

Subscribed and sworn to before me, this the 27th day of August, 2020.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Sheila G. Shepherd	**"NEW OWNER"**	**058-10-0-039.00**
404 Golden Hill Court		
Nashville, TN 37218		

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

Gabe Feltner Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila G. Shepherd, an unmarried woman

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 90 on the Amended Final Plat of Enchanted Hills, Section 5, Phase 1, of record in Plat Book 6900, Page 870, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING all the same property conveyed to McKiss, LLC, a Tennessee limited liability company by Deed dated September 19, 2017, from Georgia Alexander, unmarried, of record in Instrument No. 20170920-0096287 and see Scrivener's Affidavit dated June 25, 2018, of record in Instrument No. 20180627-0062064 and further conveyed to Gabe Feltner Construction,, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 10, 2018, from McKiss LLC, a Tennessee limited liability company of record in Instrument No. 20180911-0089785. Register's Office for Davidson County, Tennessee.

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

1) **The Plan of record in Plat Book 6900, Page 870, said register's office, shows an Owner's Certificate and is subject to all Matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 4734, Page 761, and in Book 5140, Page 725, said Register's Office.**

3) **Declaration of Restrictive Covenants for Enchanted Hills of record in Book 7897, Page 404, as re-recorded in Book 7912, Page 839, and further amended in Book 8074, Page 353 and in Book 8312, Page 989, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 404 Golden Hill 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 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 hand(s) this 27th day of August, 2020.

Gabe Feltner Construction, LLC, a Tennessee limited liability company

BY: _____
Gabe Feltner, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, 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 Manager** of **Gabe Feltner Construction, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee limited liability company by himself as such **Chief Manager.**

Witness my hand and official seal at Nashville, Tennessee, this **27th day** of **August, 2020.**

_____
Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY