This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020090003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $1,310,000.00

Sworn to and subscribed before me this 26th day of October, 2020.

Affiant

Notary Public

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 502471 DEEDWARR
10/28/2020 11:36:54 AM 2 pgs
Fees: $13.00 Taxes: $4,847.00
20201028-0124952

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ann Elizabeth McElroy		117-080-124.00
117-080-124.00	New Owner	
Nashville, TN 37212		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alan M. Reback, Trustee of The Feltwell Trust Agreement dated 9/19/2001** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ann Elizabeth McElroy and John W. Hoagland, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly 49.5 feet front and 47 feet rear of Lot No. 155 on the Plan of Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 155 fronts 49.5 feet on the Northerly side of Ferguson Avenue and runs back between lines 152 feet to an alley, measuring 47 feet thereon.

Being the same property conveyed to Alan M. Reback, Trustee of the Feltwell Trust Agreement, dated September 19, 2001 by Warranty deed from Jennifer Wobensmith and Christopher Wobensmith, wife and husband of record in Instrument No. 20180511-0045159 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 11, 2018.

This is improved property known as **117-080-124.00, Nashville, TN 37212.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 23 day of October, 2020.

The Feltwell Trust Agreement dated 9/19/2001

BY: _____
Alan M. Reback, Trustee

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Alan M. Reback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Trustee of The Feltwell Trust Agreement dated 9/19/2001, the within named bargainor, and that as such, executed the foregoing instrument by signing Alan M. Reback, Trustee of The Feltwell Trust Agreement dated 9/19/2001 for the purpose therein contained.

Witness my hand and seal, this 23 day of October, 2020.

Notary Public _____
My Commission Expires: 6-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024