File No. 90302

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090022458 DEEDWARR
Recvd: 04/03/09 15:46 2 pgs
Fees: 13.00 Taxes: 555.00
20090403-0030715

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Agustin Ambriz Contreras.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-28-12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	073-01-0/080.00
Angela M. Perrault	F & M Bank	
(NAME)	(NAME)	
2729 Bobby Avenue	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Agustin Ambriz Contreras, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela M. Perrault, unmarried, and Stephanie L. Flick, unmarried, as tenants in common with right of survivorship, 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 No. 30 on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 2, 1954, as follows: Beginning on the northerly margin of bobby Avenue at a point 775 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 29 and 30; thence with the line between said two lots, northwardly 140 feet to the common corner of Lots Nos. 10, 11, 29 and 30; thence at right angles, eastwardly 100 feet to the common corner of Lots Nos. 11, 12, 30 and 31; thence at right angles, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to Agustin Ambriz Contreras by deed from Margaret S. Holmes, a single woman, dated June 13, 2008 and recorded on June 18, 2008 in Instrument No: 20080618-0062719, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2729 Bobby Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

File No. 90302
Witness my hand this 30th day of March, 2009.

Agustin Ambriz Contreras

Agustin Ambriz Contreras

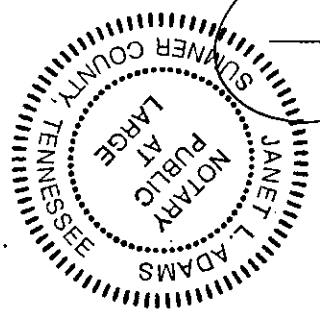
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Agustin Ambriz Contreras, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2009.

Commission expires: 2-28-12



Notary Public