WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **December, 2009** Notary Public MY COMMISSION EXPIRES: 1-21-2013 (AFFIX SEAL)

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Bray	F & M Bank	041-08-002.00
(NAME) 1232 Old Hickory Blvd.	(NAME) 10 Cadillac Dr. Ste. 100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood TN 37027	
(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, I/WE, **Duane A. Wahlstrom, Sr. and Linda L. Wahlstrom, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Bray**,* 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:

*unmarried

Being in the 10th Civil District of said County and state, being part of Lot No. 3 on the Plan of the Division of K.J. Morris Lands, as of record in Book 57, page 49, Register's Office for said county, being Lot No. 33 on the Plan of Hickory Acres Subdivision, Section 1, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952.

Beginning on the northeasterly margin of Old Hickory Boulevard at the northwest corner of the property conveyed to Susie Mae Johnson, et al, by deed from Dale Construction Company, of record in book 2648, page 461, said Register's Office, being the corner of Lots nos. 32 and 33 on said survey; thence with the line between said two lots northeasterly 405.3 feet to a point in the western boundary line of Lot no. 27; thence with the line between Lots No. 27; thence with the line between Lots Nos. 27 and 33 northerly 100 feet; thence North 87 deg. West 65 feet to the southeast corner of the property conveyed to Glenn E. Horner and wife, by deed from G. Gilbert Lowe and wife, of record in Book 2440, page 395, said Register's Office, being also the corner of Lots Nos. 33 and 34; thence with the line between said two lots southwesterly 427.3 feet to the northeasterly margin of Old Hickory Boulevard; thence with the same southeasterly 115 feet to the beginning.

Being the same property conveyed to Linda L. Wahlstrom and husband, Duane A. Wahlstrom by Warranty Deed from Ina Williams, a single person, dated July 31, 2007 recorded August 1, 2007 of record in Instrument No. 20070801-0091484, said Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1232 Old Hickory Blvd., Nashville, TN 37207

BILL GARRETT, Davidson County
Trans: T20090086574 DEEDWARR
Recvd: 12/28/09 09:47 2 pgs
Fees: 13.00 Taxes: 421.80
20091228-0117084

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, has 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 our hands this **16th** day of **December, 2009**

Duane A. Wahlstrom Sr by Kevin L Locklar his attorney in fact

Duane A. Wahlstrom, Sr. by Kevin Locklar his Attorney in Fact

Linda L. Wahlstrom by Kevin L. Locklar her attorney in fact

Linda L. Wahlstrom by Kevin Locklar her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of December 2009, before me personally appeared Kevin Locklar, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Linda L. Wahlstrom, and who acknowledged that she executed the same as the free act and deed of the said Linda L. Wahlstrom, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 200912280117083, said Register's Office.

Witness my hand and official seal, this **16th** day of **December, 2009**.

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of December 2009, before me personally appeared Kevin Locklar, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Duane A. Wahlstrom, Sr. and who acknowledged that she executed the same as the free act and deed of the said Duane A., Sr. by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 200912280117082, said Register's Office.

Witness my hand and official seal, this **16th** day of **December, 2009**.

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 7/3/12