BILL GARRETT, Davidson County
Trans:T20120067416 DEEDWARR
Recvd: 09/07/12 15:00 2 pgs
Fees:13.00 Taxes:889.85

20120907-0081450

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-12-3416

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ange	F&M Bank	
3416 Springbrook Drive (ADDRESS)	10 Cadillac Drive, Suite 100 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	118-10-134.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOANN B. HENSLEE AND CHARLES E. HENSLEE, III, WIFE AND HUSBAND AND CHARLES E. HENSLEE IV, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW ANGE AND VICTORIA ANGE, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 75, PLEASANT VALLEY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 63, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SARAH FRIEDERICH, AN INDIVIDUAL TO JOANN B. HENSLEE, AN INDIVIDUAL AS RECORDED ON THE 1ST DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091201-0109868 AND WARRANTY DEED FROM ROBERTA K. CAMPBELL AND HUSBAND, BILL J. CAMPBELL TO CHARLES E. HENSLEE, III AND JOANN B. HENSLEE AND SARAH FRIEDERICH AND CHARLES E. HENSLEE, IV, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 5TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080605-0057890, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 63 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 3416 Springbrook Drive, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of August, 2012.

JoAnn B. Henslee

Charles E. Henslee III by JoAnn B. Henslee, Attorney in Fact

Charles E. Henslee IV by JoAnn B. Henslee, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of August, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2012, before me personally appeared JoAnn B. Henslee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles E. Henslee III, and Charles E. Henslee IV and who acknowledged she executed the same as the free act and deed of the said Charles E. Henslee III, and Charles E. Henslee IV.

Witness my hand and official seal, this the 31st day of August, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903