G-24884-4
Box 14

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Kathryn Agnew	F&M Bank	Map 145-09-0
5849 Merrimac Court	50 Franklin Street	Parcel 061.00
Nashville, TN 37215	Clarksville, TN 37040	

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **George Allen and wife, Catherine Allen**, have this day bargained and sold and by these presents to hereby transfer and convey to **Kathryn Agnew and Lewis Samuel Agnew, wife and husband**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section 7, Tyne Valley Estates, as of record in Plat Book 3700, page 9, Register's Office for Davidson County, Tennessee.
>
> BEING that same property conveyed to George Allen and wife, Catherine Allen by deed from Walton T. Conn and wife, Sue E. Conn of record in Instrument No. 20020910-0109943, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 5849 Merrimac Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2013 real property taxes, which taxes are being prorated between parties, the grantors giving unto the grantees their proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

BILL GARRETT, Davidson County
Trans:T20130043955 DEEDWARR
Recvd: 05/28/13 08:27 2 pgs
Fees:13.00 Taxes:1979.50
20130528-0053145

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of May, 2013.

George Allen

Catherine Allen

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George Allen and Catherine Allen, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 24th day of May, 2013.

Notary Public

My Commission Expires: 4-18-15

STATE OF TENNESSEE]
SS.
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $535,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 24th day of May, 2013.

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY