WARRANTY DEED

R-BR-13-616

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Lacey Duncan
Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8 2014
(AFFIX SEAL)

JOEL GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Lacey Duncan	F&M Bank	
616 Dorshire Ln	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Clarksville, TN 37040	142-16-0A-027.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 COURTNEY L. GEBEAU AND SHANNON G. GEBEAU FKA SHANNON GROGAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LACEY DUNCAN AND MATTHEW DUNCAN, WIFE AND HUSBAND, 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 NO. 27 ON THE PLAN OF PHASE ONE, DEVON PARK OF RECORD IN PLAT BOOK 5200, PAGE 670-672, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO COURTNEY L. GEBEAU AND WIFE, SHANNON GROGAN BY DEED FROM TODD JOHNSON ROLAPP AND WIFE, HEATHER ELLSWORTH ROLAPP OF RECORD AT INSTRUMENT NO. 20110602-0042320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 27, 2011 AND RECORDED ON JUNE 2, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 670-672; BOOK 6176, PAGE 7, AMENDED IN BOOK 6541, PAGE 542, AND BOOK 6967, PAGE 156; BOOK 7372, PAGE 862; BOOK 8276, PAGE 53; BOOK 5473, PAGE 175; BOOK 6145, PAGE 252, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN

THE SAID SHANNON GROGAN HAVING SINCE MARRIED AND NOW BEING KNOWN AS SHANNON G. GEBEAU.

unimproved ( )
This is improved (X) property, known as 616 Dorshire Ln, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20130084873 DEEDWARR
Recvd: 10/01/13 16:00 2 pgs
Fees:13.00 Taxes:1202.50
20131001-0103128

Witness my/our hand(s) this 27th day of September, 2013.

Courtney L. Gebeau

Shannon G. Gebeau

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27th day of September, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
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