File Box 8

BILL GARRETT, Davidson County
Trans:T20140004028 DEEDWARR
Recvd: 01/17/14 14:14 2 pgs
Fees:13.00 Taxes:1381.95
20140117-0004992

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00

Rachel Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2014

Notary Public
Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dylan Burnette 6344 Banbury Station Brentwood, TN 37207	F&M Bank 10 Cadillac Dr., Ste 100 Brentwood, TN 37027	172-09-0A-042.00

WARRANTY DEED

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,

Neal A. Faught and wife, Jennifer L. Faught

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan Burnette and Gillian Hooker, husband and wife

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. 42 on the Final Plat of Section Two, Banbury Crossing, of record in Plat Book 9700, Pages 605-609, and amended by Adoption, Recertification and Approval of the Final Plat of Section Two of Banbury Crossing of record in Book 10970, Page 943, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and detailed description of said lot.

BEING the same property conveyed to Neal A. Faught and Jennifer L. Faught, husband and wife, by Warranty Deed from Lawrence E. Shanks and wife, Judith Shanks, dated 6/1/10 and recorded 6/4/10 in Instrument Number 20100604-0043245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6344 Banbury Station, Brentwood, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of January, 2014.

Neal A. Faught

Jennifer L. Faught

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Neal A. Faught and Jennifer L. Faught** 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 at Brentwood, Tennessee this 15th day of January, 2014.

Notary Public
My Commission Expires: 6/24/14

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-24-2014

(Notary Seal)