BILL GARRETT, Davidson County
Trans:T20140011013 DEEDWARR
Recvd: 02/18/14 08:59 2 pgs
Fees:13.00 Taxes:584.60
20140218-0013378

WARRANTY DEED

B-TC-14-2832

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Wilton P. Houchens II	F&M Bank	
2832 Galesburg Drive (ADDRESS)	50 Franklin Street (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	150-05-0-220.00

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 CANDACE REESE DEMONBREUN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILTON P. HOUCHENS II, UNMARRIED, 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. 692 ON THE PLAN OF SECTION 17, EDGE-O-LAKE ESTATES OF RECORD IN PLAT BOOK 4460, PAGE 44, 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 CANDACE REESE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM SHAWN HELWIG AND PAUL KAZANOFSKI OF RECORD AT INSTRUMENT NO. 20090817-0077125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2009 AND RECORDED ON AUGUST 17, 2009. THE SAID CANDACE REESE BEING ONE AND THE SAME PERSON AS CANDACE REESE DEMONBREUN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 4460, PAGE 44, AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4549, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2832 Galesburg Drive, Nashville, Tennessee 37217
(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 14th day of February, 2014.

Candace Reese Demonbreun

Torrey Demonbreun

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace Reese Demonbreun and Torrey Demonbreun, 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 14th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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