WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015094 DEEDWARR
Recvd: 03/05/14 12:10 2 pgs
Fees:13.00 Taxes:924.63
20140305-0018525

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of **February, 2014**

Notary Public

MY COMMISSION EXPIRES: 5/20/17

(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON-DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Steeley (NAME)	F&M Bank (NAME)	075 16 0A 002.00CO
5004 Walden Woods Drive (ADDRESS)	P.O. Box 451 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Clarksville , TN 37041 (CITY) (STATE) (ZIP)	

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, **Eric R. Voss**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin S. Steeley and Drew Seeley, 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. 2, on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eric R. Voss by Warranty Deed from Frank Batson Home, Inc. dated December 28, 2005 of record in Instrument No. 20051230-0156971, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 5004 Walden Woods Drive, Hermitage, TN 37076

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **26th** day of **February, 2014**

Eric Voss

Brandi Voss

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Eric Voss and Brandi Voss**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **February, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON