BILL GARRETT, Davidson County

Trans: T20140027118 DEEDWARR
Recvd: 04/22/14 10:19 2 pgs
Fees: 13.00 Taxes: 1665.00

20140422-0033526

WARRANTY DEED

Return
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

ET-14-3220

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires 03-27-2016
(AFFIX SEAL)

JIMR. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Richard Ingram	F&M Bank	
205 North York Moors Drive (ADDRESS)	50 Franklin Street (NAME) (ADDRESS)	087100A00700CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (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 HANK ELZWEIG AND WIFE, ANGELA ELZWEIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC RICHARD INGRAM AND CRISTINA I. INGRAM, HUSBAND AND WIFE,, 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 107, AARONS CRESS, PHASE 1A, as shown on plat of record in Instrument No. 20061219-0156396, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hank Elzweig and wife, Angela Elzweig by Warranty Deed from Danny L. Wilburn, Jr., an unmarried man and Kathryn Wilburn, an unmarried woman, recorded on the 24th day of July, 2009 in Instrument No. 20090724-0069711, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 205 North York Moors Drive, Hermitage, Tennessee 37076
(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 17th day of April, 2014.

Hank Elzweig

Angela Elzweig

STATE OF Tennessee

COUNTY OF Wilson

On this the 17th day of April, 2014, before me personally appeared Hank Elzweig and Angela Elzweig to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of April, 2014.

Notary Public

My Commission Expires: 10/24/16



(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520