BILL GARRETT, Davidson County
Trans:T20140041461 DEEDWARR
Recvd: 06/12/14 10:05 2 pgs
Fees:13.00 Taxes:481.00
20140612-0051202

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Gragg **Gretchen Gragg**	~~New Owner~~ F+M Bank	**Map/Parcel: 107-13-0-028.00**
877 Kipling Dr.	50 Franklin Street	
Nashville, TN 37217	Clarksville, TN 37040	

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 ACKNOWLEDGE, I/WE,

Mark O. Wren, Trustee of the Marvin E. Wren and Syble E. Wren Joint Revocable Living Trust, Mark O. Wren, Trustee of the Marvin E. Wren Decedent's Trust, Mark O. Wren, Trustee of the Syble E. Wren Survivor's Trust, and also as Mark O. Wren, Executor of the Estate of Syble E. Wren

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Gragg and Gretchen Gragg, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 342, on the Map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marvin Eugene Wren and wife, Syble Fulks Wren, by Warranty Deed, from A. & C. Homes, Inc., dated January 6, 1950, of record in Book 1784, Page 419, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Marvin Eugene Wren and Syble Fulks Wren, Trustees U/A/D August 5, 1999, by Quitclaim Deed, from Marvin Eugene Wren and Syble Fulks Wren, individually, dated August 5, 1999, of record in Book 11615, Page 930, Register's Office for Davidson County, Tennessee. Marvin Eugen Wren having since died on November 11, 2010. Syble Fulks Wren having since died on December 18, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Page 112, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 877 Kipling Dr., Nashville, TN 37217.

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 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 except as 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 my/our hand(s) this 6th day of June, 2014.

Marvin E. Wren and Syble E. Wren Joint Revocable Living Trust

By: Mark O. Wren, Trustee

Estate of Syble E. Wren

By: Mark O. Wren, Executor

Marvin E. Wren Decedents Trust

By: Mark O. Wren, Trustee

Syble E. Wren Survivor's Trust

By: Mark O. Wren, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark O. Wren,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Marvin E. Wren and Syble E. Wren Joint Revocable Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of June, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark O. Wren, Executor of the Estate of Syble E. Wren, probate case No. 14P142 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 6th day of June, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark O. Wren,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Marvin E. Wren Decedent's Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of June, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark O. Wren,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Syble E. Wren Survivor's Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of June, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **140263JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027