| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $219,150.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of July, 2014.<br><br>Notary Public<br><br>My commission expires: 2-23-15 |
| (Notary Stamp) | |

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Mark Lonsway** | ~~New Owner~~ F & M BANK | **Map\Parcel: 172-15-0-A-124.00CO** |
| **908 Kable Circle** | 50 FRANKLIN ST. | |
| **Nashville, TN 37211** | 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, WE,

**Carol Ann Maxson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mark Lonsway, unmarried**

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. 102 on the Plan of Section Eight, Holt Woods, of record in Plat Book 9700, Page 96, 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 Carol Ann Maxson by deed from Carey C. Gower Jr., married of record in Instrument No. 20070323-0035395, Register's Office for Davidson County, Tennessee, dated March 15, 2007 and recorded on March 23, 2007.

Being also known as 908 Kable Circle, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (x) unimproved ( ) property known as 908 Kable Circle Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20140057463 DEEDWARR
Recvd: 08/06/14 13:47 2 pgs
Fees:13.00 Taxes:810.86
20140806-0070764

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, 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 my/our hand(s) this 31st day of July, 2014.

Carol Ann Maxson

Carol Ann Maxson

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~WILLIAMSON~~ KANKAKEE

Personally appeared before me, a Notary Public of said County and State, Carol Ann Maxson the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2014.

Notary Public

My Commission Expires: 3/18/18

OFFICIAL SEAL
FAITH A NEWMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/18/18

File #: 140327
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027