mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Elizabeth H Barnes
Affiant

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 10/2/17
File No: G14-9776D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael R. Dickens and Hannah M. Dickens (NAME)	F&M Bank (NAME)	53-3-73
1208 Overton Street (STREET ADDRESS)	50 Franklin St. (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140064905 DEEDWARR
Recvd: 09/02/14 13:34 2 pgs
Fees:13.00 Taxes:684.50
20140902-0079777

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 HEREBYACKNOWLEDGED, WE, **Mathew E. Goette and Lyndi E. Goette, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Dickens and Hannah M. Dickens, 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. 28 on the plan of SECTION B, VILLAGE OF OLD HICKORY, as shown by plat of record in Plat Book 1424, Page 67, in the 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 Mathew E. Goette and Lyndi E. Goette, husband and wife from Matthew W. Goette and Lyndi E. Goette, husband and wife, by Quit Claim Deed dated December 17, 2012, as Instrument No. 20130103-0000607, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1976, page 568 and Book 2447, page 151, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.

3. Easement for rights of way as recorded in Book 626, page 556, Register's Office for Davidson County, Tennessee.

4. Right of Way for telephone lines as recorded in Book 662, page 743, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1208 Overton Street, Old Hickory, TN 37138.

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, 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. Whenever 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 29th day of August, 2014.

Mathew E. Goette — August 29, 2014 Date

Lyndi E. Goette — August 29, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mathew E. Goette and Lyndi E. Goette, husband and wife, the bargainor(s), 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 29th day of August, 2014.

My Commission Expires: 5/4/2014

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066