BILL GARRETT, Davidson County
Trans:T20140070111 DEEDWARR
Recvd: 09/18/14 15:50 3 pgs
Fees:18.00 Taxes:636.40
20140918-0085965

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $172,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert A. Cecil & Jeri Lynn Hoffman	F & M Bank	
4632 Tara Dr.	50 Franklin Street	090-11-0-022.00
Nashville, TN 37215	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL FIKE AND/OR LISA SMITH, TRUSTEES OF THE HENKEL FAMILY TRUST DATED DECEMBER 18, 2013**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. CECIL AND JERI LYNN HOFFMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 612 on the Plan of Charlotte Park Section Nine, of record in Plat Book 2900, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 612 fronts 76.0 Feet on the easterly side of River Rouge Drive, and extends back between parallel lines, 130.0 feet to a dead line on which it measures 76.0 feet.

Being the same property conveyed to Carol Fike and/or Lisa Smith, Trustee of The Henkel Family Trust by Quitclaim Deed from Helen M. Henkel of record in Instrument No. 20131220-0128920 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 20, 2013. See also Quitclaim Deed from Sylvester Joseph Henkel to Carol Fike and/or Lisa Smith, Trustee of the Henkel Family Trust, dated September 3, recorded September 18, 2014, of record in Instrument No. 20140918005964, said Register's Office.

Certification of Trust for The Henkel Family Trust of record in Instrument No. 20131220-0128919, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Helen M. Henkel by Quitclaim Deed from Sylvester Joseph Henkel (by Helen M. Henkel as Power of Attorney) of record in Instrument No. 20130730-0079235 Register's Office for Davidson County, Tennessee, dated July 20, 2013 and recorded on July 30, 2013.

Being the same property previously conveyed to Sylvester Joseph Henkel and wife, Helen M. Henkel by Quitclaim Deed from R. B. Young, Trustee (for the purpose of creating a Tenancy by

the Entirety) of record in Instrument No. 20021002-0119835 Register's Office for Davidson County, Tennessee, dated October 02, 2002 and recorded on October 02, 2002.

Being the same property previously devised to Sylvester Joseph Henkel by Last Will and Testament of Mrs. Annie Henkel, admitted to Probate in Rule 80618 and recorded in Will Book 160, Page 295, Office of the Probate Clerk Office for Davidson County, Tennessee.

Being the same property previously conveyed to Mrs. Annie Henkel by Warranty Deed from H. B. Sheets and G. H. Sheets of record in Book 3226, page 95, Register's Office for Davidson County, Tennessee, dated May 31, 1961 and recorded on June 01, 1961.)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 638 River Rouge Drive, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2014.

Carol Fike and Lisa Smith, Trustees of The Henkel Family Trust dated December 18, 2013

Carol Fike, Trustee
Carol Fike, Trustee

Lisa Smith, Trustee
Lisa Smith, Trustee

Carol Fike
Carol Fike, Individually

Lisa Smith
Lisa Smith, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Fike and Lisa Smith, Trustees of The Henkel Family Trust dated December 18, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she/they are the Trustee(s) of The Henkel Family Trust dated December 18, 2013, and is/are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 16th day of September, 2014.

J. Brandon Miller
Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

SBM
~~STATE OF TENNESSEE~~
COUNTY OF DAVIDSON

State of Tennessee (JBM)
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Fike and Lisa Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they (JBM) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 16th day of September, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018