39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085709 DEEDWARR
Recvd: 11/13/14 12:19 2 pgs
Fees:13.00 Taxes:980.50
20141113-0104816

R-HF-14-0844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Silkey	F&M Bank	
(NAME)	(NAME)	
844 N 2nd St	P.O. Box 451	**082-03-0-076.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Clarksville TN 37041	
(CITY) (STATE) (ZIP)	(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, I/we **MARK DRIVER, MARRIED, AND JOAN OGLESBY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN SILKEY, A SINGLE MAN,** 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 No. 38 and the northerly five (5) feet of Lot No. 36 on the Plan of Shields, David and Horne's Addition of record in Plat Book 57, Page 86, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 38 and the northerly part of Lot No. 36 front together 45 feet on the westerly side of North Second Street, formerly Harris Street, and run back between parallel lines 145 feet, more or less, to an alley, also known as 844 North Second Street, Nashville, Tennessee.

Being the same property conveyed to Mark Driver and Joan Oglesby by deed from Katie Beasley of record in Instrument No. 20130424-0040509, and Re-Recorded in Instrument No. 20140117-0004843 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on April 24, 2013.

Being the same property conveyed to Katie Beasley formerly Katie Ryans by deed from Johnny Burroughs and Linda Burroughs of record in Instrument No. 20130424-0040510, and Re-Recorded in Instrument No. 20140117-0004842 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on April 24, 2013.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from William Daniel Lain of record in Instrument No. 20030415-0049966 Register's Office for Davidson County, Tennessee, dated January 21, 2003 and recorded on April 15, 2003.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **844 N 2nd St, Nashville, Tennessee 37207**.

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 the 10th DAY OF NOVEMBER, 2014.

Mark Driver

Joan Oglesby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN OGLESBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

