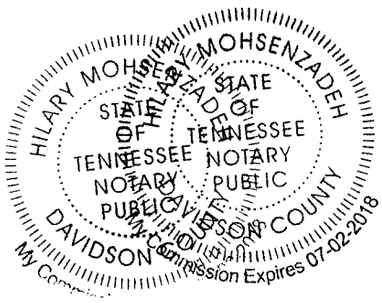
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patsy Hood Pavliska	F&M Bank	14803001800
(NAME)	(NAME)	
P.O. Box 865	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Yoakum, TX 77995	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/17/14 16:06 3 pgs
Fees:18.00 Taxes:464.35
20141217-0115670

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kellie Flowers, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patsy Hood Pavliska and Gary Pavliska, wife and husband, 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:

Beginning on the easterly side of Ezell Road, at a point 827 feet more or less south of the southwesterly margin of Antioch Pike, being the southwest corner of the property conveyed to Louise C. Taylor and Marie C. Taylor, by Deed from L. C. Hartley and wife, as of record in Book 2392, Page 619, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Taylor property, south 86 degrees 30 minutes east 150 feet to an iron pin; the southeast corner of said Taylor property; thence south 3 degrees west 50 feet; thence north 86 degrees 30 minutes west 150 feet to the easterly margin of Ezell Road; thence with the easterly margin of said Road, north 3 degrees, 30 minutes east 50 feet to the point of beginning.

Being the same property conveyed to Kellie Flowers, an unmarried woman by Warranty Deed from J. Daniel Vannoy and wife, Marrion Ann Vannoy of record in Instrument No. 20120507-0039279, Register's Office for Davidson County, Tennessee, dated April 30, 2012, and recorded on May 7, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3326 Ezell Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 9th day of December, 2014.

Kellie Flowers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kellie Flowers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).