WARRANTY DEED

ET-14-3469

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laramie Myers	F&M Bank	
112 Jacksonian Drive	(NAME) 50 Franklin Street	074-04-0-020.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Clarksville, TN 37040	
(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, we GEORGINA M. ALEA AND MARIA A QUINTANA, AN UNMARRIED WOMAN, AS TO HER LIFE ESTATE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARAMIE MYERS AND ASHLEY RAUSCHER, HUSBAND AND WIFE , 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 1055, SECTION 10, HERMITAGE HILLS, as shown on plat of record in Plat Book 3600, Page 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Maria A. Quintana, an unmarried woman to Georgina M. Alea and Maria A. Quintana, an unmarried woman, as to her life estate as recorded on the 14th day of March, 2003 in Instrument No. 20030314-0034674; Quitclaim Deed from Reinaldo R. Alea to Georgina M. Alea as recorded on the 28th day of January, 1974 in Deed Book 4783, Page 777 and Warranty Deed from Travis L. McElroy acting by and through his Attorney-In-Fact and Bettye J. McElroy to Reinaldo R. Alea and wife, Georgina M. Alea and Maria A. Quintana as recorded on the 12th day of December, 1966 in Deed Book 4085, Page 246, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 112 Jacksonian Drive, Hermitage, Tennessee 37076
(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 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.

BILL GARRETT, Davidson County
Trans:T20150005699 DEEDWARR
Recvd: 01/23/15 10:27 2 pgs
Fees:13.00 Taxes:554.63
20150123-0006711

Witness my/our hand(s) this 21st day of January, 2015.

Georgina M. Alea

Maria A. Quintana

STATE OF Tennessee

COUNTY OF Wilson

On this the 21st day of January, 2015, before me personally appeared Georgina M. Alea and Maria A Quintana, an unmarried woman, as to her life estate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of January, 2015.

Notary Public

My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520