This Instrument Prepared By:
Lee & Lee Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 1754-48

ADDRESS NEW OWNER:
Wanda J. Fosbinder
1733 Ridgemere Ct
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F & M Bank
50 Franklin Street
Clarksville, Tennessee 37040

MAP **086**
GROUP **03.0**
PARCEL **052.00**

Davidson County DEEDWARR
Recvd: 02/26/15 14:29 3 pgs
Fees:18.00 Taxes:469.90
20150226-0016789

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Fosbinder, Executor of the Estate of Bernice Fosbinder** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Wanda J. Fosbinder and David Fosbinder, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 48 on the Plan of Ridgemere Subdivision, of record in Plat Book 6250, pages 937, 938 and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Bernice Fosbinder, unmarried, by deed dated January 25, 2008, from Terry L. Smith and wife, Kathleen Smith, of record in Instrument No. 20080129-0009198, Register's Office for Davidson County, Tennessee, for the consideration, according to the said deed, of $140,000.00. Bernice Fosbinder, being one and the same person as Bernice E. Fosbinder, died on June 5, 2013. Pursuant to her will, of record in Case File No. 13P1821, Probate Court Clerks Office for Davidson County, Tennessee. John Fosbinder, executor of the her estate, is authorized to convey the property. This property is conveyed pursuant to the Order for Sale of Real Property entered February 20, 2015, of record in the said case file.

This is improved property known as 1733 Ridgemere Ct, Hermitage, Tennessee 37076. Possession is to be given on February 26, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 26th day of February, 2015.

John Fosbinder, Executor of the Estate of Bernice Fosbinder

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Fosbinder, Executor of the Estate of Bernice Fosbinder**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16