Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Carla K. W. Dodd
Affiant

Subscribed and sworn to before me, this 23rd day of February, 2015.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Yve Assad and William Fulford	F&M Bank	07210008700
1015 Spain Avenue	PO Box 451	
Nashville, TN 37216	Clarksville, TN 37041	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Yve Assad and William R. Fulford wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly one-half of Lot No. 5 on the Map of Bush Spains Subdivision running thence northerly with the line between Lots 4 and 5, 165 feet to a point; thence westerly 50 feet to a point; thence southerly and parallel with the line between Lots 4 and 5 165 feet to Spain Avenue, 50 feet to the beginning. Description taken from prior deed of record.

Being the same property conveyed to Astercor Group, LLC, by Warranty Deed from Solid Investments, LLC, recorded on July 15, 2014 in Instrument Number 20140715-0062388, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1015 Spain Avenue, Nashville, TN, 37216**

This conveyance is subject to the following: (1) all matters appearing of record in Plat Map Book 161, Page 129, said Register's Office;

BILL GARRETT, Davidson County
Trans:T20150014695 DEEDWARR
Recvd: 02/27/15 16:12 2 pgs
Fees:13.00 Taxes:407.00
20150227-0017390

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 23rd day of February, 2015.

Astercor Group, LLC, a
Tennessee limited liability company

By: _____
Carol Hatcher
Its: Organizer/Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carol Hatcher, Organizer/Chief Manager for Astercor Group, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this 23rd day of February, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014123378