Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150028295 DEEDWARR
Recvd: 04/15/15 13:34 2 pgs
Fees:13.00 Taxes:680.80
20150415-0033336

39-B
File #15-1070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Samuels, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Ryan Skipper, and Stephanie Skipper, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 29 on the Plat of Woodbine Courts, Block "E" not of record to which Plan reference is hereby made for a more complete description of the property. Said Lot 29 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155.6 feet to a dead line in the rear.

Being the same property conveyed to Steven Samuels by Warranty Deed from Brenda Kay Price, dated July 24, 2013, in Instrument No. 20130725-0077298, Register's Office for Davidson County, Tennessee and a Quitclaim Deed of record in Instrument No. 20141106-0102510, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 263 Collier Avenue, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of April, 2015.

Steven Samuels by Catherine French, Attorney in fact

Steven Samuels by Catherine French,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this the 9th day of April, 2015, before me personally appeared Catherine French, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Samuels acknowledged that such person executed the same as the free act and deed of Steven Samuels.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 184,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of April, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Timothy Ryan Skipper	F & M Bank	119-14-6.00
263 Collier Avenue	PO Box 451	
Nashville, TN 37211	Clarksville, TN 37041	