Record & return:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Prins and Kristen Prins, husband and wife	F & M BANK (NAME)	033-14-0-015.00
302 Cunniff Parkway (ADDRESS)	50 FRANKLIN ST (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	CLARKSVILLE TN 37040 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150033329 DEEDWARR
Recvd: 05/01/15 11:30 2 pgs
Fees: 13.00 Taxes: 643.80
20150501-0039380

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luke Prins and Kristen Prins, husband and wife, hereinafter called the Grantees, 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 NO. 44 ON THE PLAN OF PLEASANT HILL, OF RECORD IN BOOK 2900, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT FRONTS 214.78 FEET ON THE NORTH SIDE OF CUNNIFF PARKWAY, AND RUNS BACK 216.7 FEET ON THE WEST LINE AND 229.6 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 157.3 FEET. THE DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

BEING A PORTION OF THE PROPERTY CONVEYED TO JANET MALONE TIDWELL, MICHAEL BLAIR MALONE, AND HOLLIS HUDSON MALONE BY DEED FROM MARY BIRTHRIGHT, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20110128-0007791, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 302 Cunniff Parkway, Goodlettsville, TN 37072
(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/our hand(s) this 22nd day of April, 2015.

WARRANTY DEED
(Continued)

Janet Malone Tidwell
Janet Malone Tidwell

Michael Blair Malone
Michael Blair Malone

Hollis Hudson Malone
Hollis Hudson Malone

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me this 22nd day of April, 2015.

Rosemary Holst
Notary

My commission expires: 7/2/2018

