File 27273-8 BOX 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of June, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150046699 DEEDWARR
Recvd: 06/12/15 10:15 2 pgs
Fees:13.00 Taxes:1443.00
20150612-0055743

JOHN T. COOLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Walczak **Virginia Walczak**	**F&M Bank**	**Map 081-16-0 Parcel 747-00**
914 Phillips Street	**50 Franklin Street**	
Nashville, TN 37208	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard E. Easter and Fanna M. Easter, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Walczak and Virginia Walczak, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Final Plat of Hope Gardens, Section 2, of record in Instrument No. 20060406-0040018, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard E. Easter and Fanna M. Easter, husband and wife, by Deed dated March 29, 2012 from Brandi L. Holland and spouse, Nicholas L. Holland, of record in Instrument No. 20120405-0029135, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Richard E. Easter and Fanna M. Easter, pursuant to a Power of Attorney executed by same on the 11th day of June, 2015, of record in Instrument No. 20150612-0055742, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:
The Plan of record as shown in Instrument No. 20060406-0040018, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__x__) Unimproved (____) property, known as **914 Phillips Street, Nashville, TN 37208**

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 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 **11th** day of **June, 2015.**

Richard E. Easter by Mark Merryman, Attorney-in-Fact

Richard E. Easter by Mark Merryman, Attorney-in-Fact

Fanna M. Easter by Mark Merryman, Attorney-in-Fact

Fanna M. Easter by Mark Merryman, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of June, 2015 before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Mark Merryman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Richard E. Easter and Fanna M. Easter** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Richard E. Easter and Fanna M. Easter**, for the purpose therein contained, by signing the name of **Richard E. Easter and Fanna M. Easter**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of **June, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY