WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049244 DEEDWARR
Recvd: 06/19/15 14:08 2 pgs
Fees:13.00 Taxes:680.80
20150619-0059008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$184,000.00.**

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Subscribed and sworn to before me, this the 16th day of June, 2015.

Notary Public

My commission expires: _____ (AFFIX SEAL)

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
Trey Dean Hester	F&M Bank	**Map 149-04-0, Parcel 066.00**
2600 Edge-O-Lake Drive	50 Franklin St.	
Nashville, TN 37217	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,

John A. Vann, unmarried

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

Trey Dean Hester, single man

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. 387 on the Plan of Edge-O-Lake Estates, Section Six, of record in Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John A. Vann by Deed from Bank One, National Association as Trustee, dated October 30, 2002, of record in Instrument No. 20021108-0138463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 3700, Pages 15 and 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 3908, Page 161, Register's Office for Davidson County, Tennessee.
(3) Grant of Easement Transmission to Piedmont National Gas Company, Inc., of record in Instrument No. 20111018-0080904, Register's Office for Davidson County, Tennessee.
(4) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee here.

This is improved (__X__) Unimproved (____) property, known as **2600 Edge O'Lake Drive, Nashville, TN 37217**

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 **16th** day of **June, 2015.**

John A Vann

John A. Vann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John A, Vann,** the within named seller, 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 Nashville, Tennessee, this **16th** day of **June, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: