STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$335,000.00** (Three Hundred Thirty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of June, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

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

BILL GARRETT, Davidson County
Trans:T20150051914 DEEDWARR
Recvd: 06/29/15 12:19 2 pgs
Fees:13.00 Taxes:1239.50
20150629-0062247

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Courtney Covert and Bradley Covert 4501 Michigan Avenue Nashville, TN 37209	F & M Bank 50 Franklin Street Clarksville, TN 37040	09108036200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDSEY A. FRANCOIS AND SPOUSE, RYAN A. FRANCOIS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **COURTNEY COVERT, A SINGLE WOMAN AND BRADLEY COVERT, A MARRIED MAN,** 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 TO WIT:

Being Lot No. 2 on the Re-Subdivision of Lot 3 of EaskOak's 3 Lot Subdivision of record in Instrument No. 20120823-0075854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey A. Francois and spouse, Ryan A. Francois by deed from EastOak, LLC, a limited liability company, of record in Instrument #20130318-0026714, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4501 MICHIGAN AVENUE** **NASHVILLE, TN 37209**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2015053892

WITNESS, this 19th day of June, 2015

Lindsey A. Francois

Ryan A. Francois

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of June, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lindsey A. Francois and Ryan A. Francois** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of June, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____