WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/15 09:31 3 pgs
Fees:18.00 Taxes:610.50
20150710-0067104

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-12096

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/10/2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Hartley	F&M Bank	04111000600
(NAME)	(NAME)	
4000 Dumbarton Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeffrey Darnell, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caroline Hartley and Benjamin Hartley, wife and husband**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND located in Davidson County, State of Tennessee, described as follows, to-wit: Lot Number 429 on the Plan of Bellshire Estates Subdivision, Section "B", as of record in Book 2331, Page 128 and 129, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the northerly margin of Banbury Drive, the common corner of Lot Numbers 428 and 429; thence northerly wit the line between said two lots 233 feet to the common of Lot Numbers 428, 429 and 440; thence easterly with the line between said Lot Numbers 429 ad 440, 185 feet to a point in the westerly margin of Dumbarton Drive; thence southerly with the margin of the same 205 feet to the beginning of a curve; thence around said curve in the southwesterly direction 39.3 feet to a point in the northerly margin of Banbury Drive; thence westerly with the margin of the same 140 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Jeffrey Darnell by Warranty Deed dated 06/24/2011 from N.B.S. Properties, Inc. of record in Instrument 201107080052521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 2331, Page 128 and Book 2331, page 129, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4000 Dumbarton Drive, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 2nd day of July, 2015.

Jeffrey Darnell

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

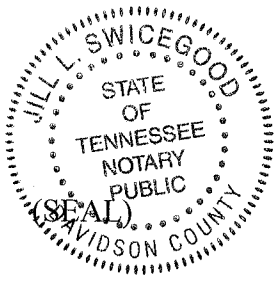
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018