RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156148

Davidson County DEEDWARR
Recvd: 07/22/15 08:10 3 pgs
Fees:18.00 Taxes:728.90
20150722-0071601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

AFFIANT

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2015.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael Ann Fuller *et vir* 7813 Heaton Way Nashville, TN 37211	~~Same address as new owner~~ F&M Bank 10 Cadillac Dr., Ste 100 Brentwood, TN 37027	173-09-0-A-210.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand and 00/100 Dollars ($197,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY J. DAVIES AND WIFE, AMY E. MILLEN-DAVIES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RACHAEL ANN FULLER AND KENNETH FULLER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 156 on the plan of Phase "B", Lenox Village, of record as Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TIMOTHY J. DAVIES, HUSBAND AND WIFE, AMY E. MILLEN-DAVIES, by Warranty Deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record as Instrument No. 20040310-0027802, dated March 8, 2004, recorded March 10, 2004, said Register's Office.

The address of the herein described property is believed to be 7813 Heaton Way, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of July, 2015.

TIMOTHY J. DAVIES

AMY E. MILLEN-DAVIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothy J. Davies and wife, Amy E. Millen-Davies, 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 seal, this the 20th day of July, 2015.

Notary Public

Robert Benton McDonough
Printed Notary Name

My commission expires: 4-13-2019

ROBERT BENTON McDONOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY