WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/18

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-15-1809

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William .. Wooster	**F&M Bank**	
(NAME)	(NAME)	**083-14-0-283.00**
1809 Boscobel Street	**50 Franklin Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES A. HASSETT AND DARLENE HASSETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM WOOSTER AND ANNE LOUISE CRANWELL, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 59 and the Easterly 3 feet of Lot No. 60 on the Plan of Edgefield Land Co' s First Sub-division of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 and Easterly 3 feet of Lot No. 60 adjoin and front together 53 feet on the Northerly side of Boscobel Street, and runs back between parallel lines 150 feet for an alley.

Being the same property conveyed to Charles A. Hassett and Darlene Hassett, husband and wife by Warranty deed from Garafola Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20120222-0015508 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 22, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1809 Boscobel Street , Nashville, Tennessee 37206**.

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. 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.

BILL GARRETT, Davidson County
Trans:T20150062570 DEEDWARR
Recvd: 07/30/15 10:04 2 pgs
Fees:13.00 Taxes:2034.63
20150730-0075110

Witness my/our hand(s) this the 28th DAY OF JULY, 2015.

Charles A. Hassett by Darlene Rodriguez Hassett, Attorney in fact

Charles A. Hassett by Darlene Rodriguez Hassett, Attorney in Fact

Darlene Hassett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene Rodriguez Hassett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES A. HASSETT, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES A. HASSETT.

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE HASSETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212