Warranty Deed

BILL GARRETT, Davidson County Trans: T20150063089 DEEDWARR Recvd: 07/31/15 11:11 2 pgs Fees: 13.00 Taxes: 1209.90 20150731-0075685	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $327,000.00. Affiant Subscribed and sworn to before me, this the 27th day of July, 2015. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alicia Marie Krawczak	F&M Bank	
2410-A Inga Street	P.O. Box 451	072-13-0D-002.00-CO
Nashville, TN 37206	Clarksville, TN 37041-0451	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATT ENGESATH, A MARRIED MAN*, AND JONATHAN JONES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICIA MARIE KRAWCZAK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B, recorded on the Declaration of Homes at 2412 Inga Street, of record in at Instrument No. 20140728-0066909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richard Free and Kelly Free, husband and wife by Warranty deed from Wendy J. Knight and Christopher Knight of record in Instrument No. 20100528-0041388 Register's Office for Davidson County, Tennessee, dated May 26, 2010 and recorded on May 28, 2010.

Being a portion of the same property conveyed to Matt Engesath and Jonathan Jones by Warranty deed from Richard Free and Kelly Free, husband and wife of record in Instrument No. 20140212-0012293 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 12, 2014.

Being a portion of the same property conveyed to Matt Engesath and Jonathan Jones by Quitclaim deed from Matt Engesath and Jonathan Jones of record in Instrument No. 20140527-0045460 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 27, 2014.

** Neither Grantor(s) Nor Grantor's Spouse(s) have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2410-A Inga Street, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of July, 2015.

Matt Engesath

Jonathan Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2015.



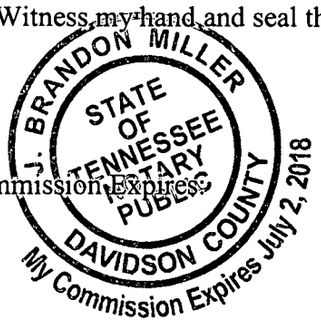
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2015.



Notary Public

My Commission Expires: