THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150063194 DEEDWARR
Recvd: 07/31/15 13:26 3 pgs
Fees:18.00 Taxes:1036.00

20150731-0075825

R. L. MOORE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hal Rosson, III	F+M Bank	MAP
623 Hogan Road	50 Franklin Street	PARCEL 146-11-0-140.00
Nashville, TN 37220	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Kimberly J. Laster and Brian Laster**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hal Rosson, III single man**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 6 on the Plan of Haileywood Estates, Section I of record in Plat Book 2330, Page 57, 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 the same property conveyed to Kimberly J. Sparks, unmarried, now known as Kimberly J. Laster, by Warranty deed from The Estate of Charles Edward McIntyre of record in Instrument No. 20050627-0073474 Register's Office for Davidson County, Tennessee, dated May 9, 2005 and recorded on June 27, 2005.

Being the same property conveyed to Kimberly J. Laster, formerly known as Kimberly J. Sparks, by Quitclaim deed from Trevor Martin of record in Instrument No. 20150626-0061648 Register's Office for Davidson County, Tennessee, dated June 1, 2015 and recorded on June 26, 2015.

Being the same property conveyed to Kimberly J. Laster, formerly known as Kimberly J. Sparks, by Quitclaim deed from Ronald L. Martin, Jr of record in Instrument No. 20150626-0061649 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on June 26, 2015.

Being the same property conveyed to Kimberly J. Laster, formerly known as Kimberly J. Sparks, by Quitclaim deed from Ronald L. Martin, Sr of record in Instrument No. 20150626-0061650 Register's Office for Davidson County, Tennessee, dated May 14, 2015 and recorded on June 26, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **623 Hogan Road, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand(s) this the 29th day of July, 2015.

Kimberly J. Laster

Brian Laster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly J. Laster and Brian Laster** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that THEY executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 29th day of July, 2015.

My Commission expires: _____

_____
Notary Public