WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

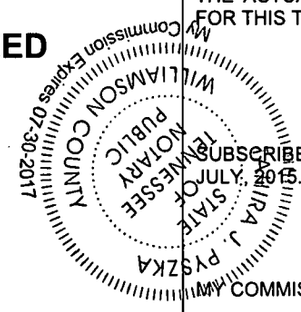
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)



G-VRES-15-001203

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)
Katrina C. Tsang	F & M Bank	
(NAME)	(NAME)	**071-15-0-429.00**
1203 Pennock Ave	10 Cadillac Drive, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood TN 37027	
(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 **JENNIFER J. WILLIAMS AND HUSBAND, SEAN P. WILLIAMS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATRINA C. TSANG, A SINGLE PERSON,** 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. 26 on the Map of Crutcher's Subdivision of the Lucy H. Lindsley Property of record in Plat Book 161, Page 129, 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 Jennifer J. Williams and husband Sean P. Williams by Warranty deed from Deborah Smith, unmarried of record in Instrument No. 20080811-0082640 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on August 11, 2008.

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 161, Page 129, 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: **1203 Pennock Ave , Nashville, Tennessee 37207**.

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:T20150064420 DEEDWARR
Recvd: 08/04/15 14:15 2 pgs
Fees:13.00 Taxes:989.75
20150804-0077344

Witness my/our hand(s) this the 30th DAY OF JULY, 2015.

Jennifer J. Williams by John Gleaves,
Attorney in Fact

Sean P. Williams by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 JENNIFER J. WILLIAMS AND SEAN P. WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER J. WILLIAMS AND SEAN P. WILLIAMS.

Witness my hand and official seal, this the 30th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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