WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-VRES-15-1439

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)
Chase Russin Bacon	**F&M Bank**	
(NAME)	(NAME)	
1439 Otter Creek Road	**50 Franklin Street**	**14509006300**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**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 **EVA CROTHERS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHASE RUSSIN BACON AND PAIGE BACON, 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. 120 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Pages 65 and 66, in the Register's Office for Davidson County, as follows:.

Beginning at a point in the easterly margin of Otter Creek Road at the corner of Lots 120 and 151; thence with the margin of said Road, northerly 295.74 feet to a point; thence leaving said Road, south 47 deg. 20' east 143.60 feet to a point; thence south 76 deg. 31' east 161 feet to a point in the line of Lot No. 120, south 48 deg. 43' west 300 feet to a corner of Lot No. 151 on said Plan; thence with the line between Lots 120 and 151, westerly 187 feet to the point of beginning.

Being the same property conveyed to John Crothers and wife, Eva Crothers by warranty deed from Franklin H. Fenton and wife, Doris L. Fenton of record in Book 4441, page 738, Register's Office for Davidson County, Tennessee, dated 08/24/1970 and recorded on 08/28/1970. The said John Carothers died March 5, 2000 leaving property to wife, Eva Crothers.

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 3700, Page 65 and 66, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4016, Page 632, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7760, Page 872, in the 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: **1439 Otter Creek Road , Nashville, Tennessee 37215**.

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:T20150071718 DEEDWARR
Recvd: 08/25/15 08:13 2 pgs
Fees:13.00 Taxes:1850.00
20150825-0085500

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2015.

Eva Crothers by John Lipscomb Crothers, Attorney in Fact

Eva Crothers by John Lipscomb Crothers,
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 Lipscomb Crothers, 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 EVA CROTHERS as per the Durable Power of Attorney of record in Instrument No. 20150814-0081629, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said EVA CROTHERS.

Witness my hand and official seal, this the 21st of August, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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