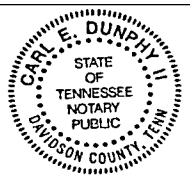
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/15 09:06 3 pgs
Fees:18.00 Taxes:580.90
20150904-0090236



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

LeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

CR
Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis Kyle Draper	F&M Bank	084-11-0-017-00
(NAME)	(NAME)	
2234 Modena Court	PO BOX 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James A. Legg, a married man and Katherine Legg**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Louis Kyle Draper, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 3rd Civil District of Davidson County, Tennessee, being Lot No. 84 on the Plan of A Subdivision of C.R. Quarles Lands, Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the North margin of Modena Court, at the corner of Lots No. 83 and 84; thence with the line between said Lots, Northerly 202 feet to a point; thence Northeasterly 71 feet to a corner of Lot No. 87 thence, with the line between Lots No. 84 and 87, Southeasterly 91.8 feet to a corner of Lot No. 86; thence with the line between Lots No. 84 and 86; Southerly 110 feet to the corner of Lot No. 85; thence with the line between Lots No. 84 and 85; Southerly 65 feet to the North margin of Modena 40 feet to the point of beginning.

Being the same property conveyed to James A. Legg, married by Cash Deed from The Secretary of Housing and Urban Development, dated 06/30/2010, recorded 07/02/2010 of record in Instrument No. 20100702-0052094, in the Register's Office for Davidson County, Tennessee.
The said Katherine Legg joins in this conveyance to waive any and all rights she has in said property.

Scrivener's Affidavit recorded on 8/5/2010 of record in Instrument No. 20100805-0061676, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of recorded in Plat Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 1874, Page 452, in the

Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2234 Modena Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hands this 26th day of August, 2015.

James A. Legg

Katherine Legg

State of Tennessee
County of Wilson

Personally appeared before me James A. Legg and Katherine Legg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2015.

Notary Public

My Commission Expires: 8.14.17

STATE OF TENNESSEE NOTARY PUBLIC
TRACEY TRUMPHOUR
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE