BILL GARRETT, Davidson County
Trans:T20150076851 DEEDWARR
Recvd: 09/09/15 15:36 2 pgs
Fees:13.00 Taxes:1202.50
20150909-0091751

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150700362

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 11-24-18

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Mischke **3739 Cedarwood Drive** **Nashville, TN 37216**	F&M Bank 50 Franklin St. Clarksville TN 37040	**062-09-0-019.00**

FOR AND IN 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,

Jeff Davis and wife, Cara Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Mischke and Clarence Waldon and Andrew Mischke, as tenants in common

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 the south 20 feet of Lot No. 19 and all of Lot No. 20 on the Plan of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for said County, to which plat reference is hereby made for a more particular description.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Frank M. Oakley, Jr. and wife, Jean B. Oakley, by Warranty Deed from James C. Arnold and wife, Betty A. Arnold and Ruby G. Bateman Uthman, recorded 8/16/88 in Book 7627, Page 996, said Register's Office, and being more particularly described as follows:

A tract of land in Davidson County, Tennessee, being the easternmost portion of the south 20 feet of Lot No. 19 and the easternmost portion of Lot No. 20 on the Plan of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee.

The property is triangular in shape and fronts 120 feet on the westerly side of a 30 foot avenue, and extends back 60 feet, more or less, on the northerly line to a point on the easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the easterly margin of Cedarwood Drive to a point in the westerly side of said 30 foot avenue.

BEING the same property conveyed to Jeff Davis and wife, Cara Davis, by Warranty Deed from Susan Reeves, Jerri Arnold and Joy Lynn Arnold, Trustee of the Joy Lynn Arnold Revocable Living Trust Agreement dated September 29, 2011, dated 12/11/12 and recorded 12/14/12 in Instrument No. 20121214-0115310, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **3739 Cedarwood Drive, Nashville, TN 37216**

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 hands this 25th day of August, 2015.

Jeff Davis

Cara Davis

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 Jeff Davis and Cara Davis the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2015.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2016