BILL GARRETT, Davidson County
Trans:T20150077522 DEEDWARR
Recvd: 09/11/15 13:15 2 pgs
Fees:13.00 Taxes:1000.85
20150911-0092509

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 270,500.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2015.

Notary Public

My commission expires: 3/20/18

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Adam Nickas **Alison Randgaard**	**F & M Bank**	**161100B13200CO**
5332 Old Village Rd	**10 Cadallic Drive, Suite 100**	
Nashville, TN 37211	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Zebulun Alan Macer married

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

Adam Nickas unmarried Alison Randgaard unmarried

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 131, Plan of Village of Brentwood, Phase Ten-A, as shown on plat of record in Plat Book 7900, page 313, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zebulum Alan Macer, unmarried by Warranty Deed from Eric Sox, married dated 07/27/09 and recorded on 07/31/09 in Instrument No. 20090731-0071541, said Register's Office for said county. Zebulum Alan Macer is one and the same as Zebulun Alan Macer. Dara Macer joins in the execution of this docment to convey any marital interest she may have as spouse of Zebulun Alan Macer

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5332 Old Village Rd, Nashville, TN 37211.

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 in 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 my/our hand(s) this 4th day of September, 2015.

Zebulun Alan Macer

ZEBULUN ALAN MACER

Dara Macer

DARA MACER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Zebulun Alan Macer and Dara Macer, wife Grantor(s), with whom I am personally acquainted (or proved to me on the basis or satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2015.

Notary Public

My Commission Expires: 9/11/17