WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095820 DEEDWARR
Recvd: 11/10/15 13:16 2 pgs
Fees:13.00 Taxes:2997.00
20151110-0114427

R-VRES-15-1710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA Y. POSTON, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY, TN

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)
Douglas W. Dahl, II and Meghan Dahl	**F&M Bank**	
(NAME)	(NAME)	**104-16-0-213.00**
1710 Beechwood Avenue	**50 Franklin Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**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 **DAVID W. PISTON AND ADRIENNE PISTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS W. DAHL, II AND MEGHAN DAHL, 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 the West half of Lot No. 205 and the East half of Lot 206, Belmont Land Company's Plan of Lots called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lots fronts 100.0 feet on the Northerly side of Beechwood Avenue and runs back between parallel lines 198.3 feet, more or less, to a line in the rear which measures 100.0 feet thereon.

Being the same property conveyed to David W. Piston and Adrienne Piston by Quitclaim deed from David W. Piston and Adrienne Outlaw Piston, who acquired title as Adrienne Outlaw of record in Instrument No. 20040120-0007419 Register's Office for Davidson County, Tennessee, dated December 18, 2003 and recorded on January 20, 2004.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20050913-0109605, 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: **1710 Beechwood Avenue, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 5th DAY OF NOVEMBER, 2015.

David W. Piston by John Gleaves as Attorney in Fact

Adrienne Piston by John Gleaves as 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 DAVID W. PISTON AND ADRIENNE PISTON, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID W. PISTON AND ADRIENNE PISTON.

Witness my hand and official seal, this the 5th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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