This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
William Dustin Howell et al
39 Fawn Creek Pass
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F & M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

Map/Group/Parcel
#122-01-A-259CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Francisco A. Lopez, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William Dustin Howell, an unmarried man and Loren Belote, a married man**, 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 Unit No. 34 on the Plan of Woodland Point, Phase III, as shown by plat and survey of record in Instrument #20001011-0101044, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francisco A. Lopez by warranty deed dated January 11, 2008 from Karen A. Jenness De Jong, a married woman, of record in Instrument #20080118-0005962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **39 Fawn Creek Pass, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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:T20150109398 DEEDWARR
Recvd: 12/29/15 09:57 2 pgs
Fees:13.00 Taxes:606.80
20151229-0130393

WITNESS MY HAND, this the **23rd** day of **December, 2015.**

Francisco A. Lopez

Francisco A. Lopez

By: Laura Smith, as attorney-in-fact

Laura Smith, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Laura Smith**, as attorney-in-fact for **Francisco A. Lopez**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said Francisco A. Lopez, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Francisco A. Lopez, and recorded simultaneously herewith in Instrument # 20151229-0130392, in the Register's Office of Davidson County, Tennessee.

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand and official seal this 23rd day of December, 2015.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY