File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160019858 DEEDWARR
Recvd: 03/10/16 14:21 2 pgs
Fees: 13.00 Taxes: 4440.00
20160310-0023178

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew David Honeybone	F & M Bank	Map 157
(NAME)	(NAME)	
6545 Radcliff Drive	P. O. Box 1130	Parcel 124.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ralph D. Mayes and Brenda G. Mayes, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew David Honeybone and Lola B. Honeybone, husband and wife,** 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 No. 74 on the plan of Section two Devonshire Manor of record in Plat Book 5200, Page 242, Register's Office for Davidson County, Tennessee.

Being the same property Conveyed to Ralph D. Mayes and wife Brenda G. Mayes by Warranty Deed from Dana Bloodworth filed for record on October 4, 2001 in Instrument No. 20011004-0107972, re-recorded in Instrument No. 20030529-0072829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 201 real property taxes have been, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 242, said Register's Office; and (c) Charter of record in Book 7584, page 337, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6545 Radcliff Drive, Nashville, TN 37221
(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 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 my/our hands this 9th day of March, 2016.

Ralph D. Mayes

Ralph D. Mayes

Brenda G. Mayes

Brenda G. Mayes

State of Tennessee
County of Davidson

Personally appeared before me Ralph D. Mayes and Brenda G. Mayes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2016.

Robert L. Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36218

