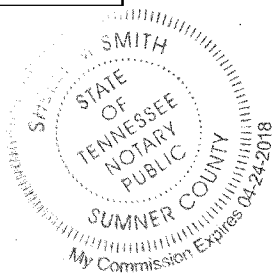
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/16 09:31 3 pgs
Fees:18.00 Taxes:240.50
20160406-0032812



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonathan Hager and Natalie Hager	F&M Bank	119 01 0 486.00
(NAME)	(NAME)	
117 Valeria Street &	2081 Wilma Rudolph Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Five Thousand And No/100 Dollars ($65,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Flatrock Partners, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Hager and Natalie Hager, 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. 83 on the Map of Subdivision of Nos. 7, 8, 9, 10 and parts of other lots in Cumberland Nurseries, as of record in Book 332, Page 36, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Said Lot No. 83 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Jerry Wayne Overstreet and Theresa Overstreet, Husband and Wife, as Joint Tenants with the right of survivorship by Warranty Deed from Calvin Jones and Rachel Jones dated October 01, 2009 and recorded October 06, 2009 as Instrument No. 20091006-0093145, with the consideration amount of $5,000.00, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Flatrock Partners, LLC by Warranty Deed from Theresa Overstreet, unmarried dated December 19, 2014 and recorded December 22, 2014 as Instrument No. 20141222-0117015, with the consideration amount of $35,000.00, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-161910FC

Property Address: 117 Valeria Street
Tax ID#: 119 01 0 486.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 117 Valeria Street, Nashville, TN 37210

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, has 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 31st day of March 2016

Flatrock Partners, LLC

BY: _____ managing partner
John Ayers
Managing Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Flatrock Partners, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2016.

_____
Notary Public

My Commission Expires:

(SEAL) 4-10-18

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON

File Number: GRN-161910FC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _he is the Managing Partner of Flatrock Runners, LLC, the within named bargainor, a Limited Liability Company, and that _he as such Managing Partner executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

I Anita L Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-161910FC