BILL GARRETT, Davidson County
Trans:T20160028628 DEEDWARR
Recvd: 04/08/16 09:57 2 pgs
Fees:13.00 Taxes:491.51
20160408-0033746

File# 105716

WARRANTY DEED

LATRECIA M. HARDOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of TN
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,840.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Damon Aulston	F & M Bank	162-09-0B-056.00 Co
(NAME)	(NAME)	
5600 Country Dr., Apartment 305	10 Cadillac Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(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, I/WE, **FP & FF Trust Number 1 with Dan Moeckl as Trustee dated December 10, 2015,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Damon Aulston,** married, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 305 in Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley Condominiums, Phase 3, of record in Book 5200, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to FP & FF Trust Number 1 with Dan Moeckl as Trustee dated December 10, 2015, by deed of record in Instrument No. 20151216-0126557 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is Improved ☑ property, known as 5600 Country Dr., Apartment 305, Nashville, TN 37211
(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.

DM

Witness my/our hands this ~~31st~~ 30th day of March, 2016.

Dan Moeckl Trustee
FP & FF Trust Number 1 with Dan Moeckl as Trustee
dated December 10, 2015

State of Iowa
County of Polk

On this the 30th day of March, 2016, before me, personally appeared Dan Moeckl as Trustee of FP & FF Trust Number 1, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this ~~31st~~ 30th day of March, 2016.

Notary Public
My Commission Expires: 09/11/2018

File No.: 10576

RANDI MARIE WILLARD
Notarial Seal - Iowa
Commission Number 774657
My Commission Expires Sep 11, 2018