WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160031257 DEEDWARR
Recvd: 04/18/16 10:09 2 pgs
Fees: 13.00 Taxes: 780.70
20160418-0036917

G-P-16-5319-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Cameron Micah Cleland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Cameron Micah Cleland and Jessica Rene Cleland	**F&M Bank**	
(NAME)	(NAME)	
5319 Eulala Drive	**P.O. Box 451**	**162-05-0-092.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-6175	**Clarksville, TN 37041-0451**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORI J. RIDGEWAY, A SINGLE PERSON AND EARNEST C. MCCLAIN AS TO A LIFE ESTATE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON MICAH CLELAND AND JESSICA RENE CLELAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 128 on the Plan of Section 1, Hickory Valley Subdivision of record in Plat Book 4175, Page 75, and amended in Book 4398, page 803, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori J. Ridgeway and a life estate retained by Earnest C. McClain by Quitclaim deed from Earnest C. McClain, surviving spouse of Wanda E. McClain, and unmarried of record in Instrument No. 20131009-0105993 Register's Office for Davidson County, Tennessee, dated October 7, 2013 and recorded on October 9, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 75, and amended in Book 4398, page 803, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4353, Page 54, 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: **5319 Eulala Drive , Nashville, Tennessee 37211-6175**.

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 15th DAY OF APRIL, 2016.

Lori J. Ridgeway

Earnest C. McClain by Lori J. Ridgeway as Attorney in Fact
Earnest C. McClain by Lori J. Ridgeway,
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, LORI J. RIDGEWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 4-15-16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori J. Ridgeway, 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 EARNEST C. MCCLAIN as per the Durable Power of Attorney executed by Earnest C. McClain and filed of record in Instrument No. 20030512-0063482, Register's Office for Davidson County, Tennessee, and who acknowledged she executed the same as the free act and deed of the said EARMEST C. MCCLAIN.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 4-15-16
(SEAL)



RETURN TO:
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Nashville, TN 37212