This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $203,000.00.

Deborah Fanning
Affiant

Subscribed and sworn before me this the 5th day of August, 2016.

Notary Public
My commission expires: 1/15/17

MARK BELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160068811 DEEDWARR
Recvd: 08/09/16 10:36 2 pgs
Fees:13.00 Taxes:751.10
20160809-0082688

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Franklin Fanning	F & M Bank	123-16-0A-201.00
10740 Hilltop Dr.	10 Cadillac Drive Suite100	
New Port Richey, FL 34654	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARILYN PERSONS, AN UNMARRIED WOMAN, AND JOLYN PERSONS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL FRANKLIN FANNING AND DEBORAH SHAW FANNING, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final Plat Hidden Creek, Phase 3, Section 2 of record in Plat at Instrument No. 20050714-0081683, 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 Marilyn Persons, an unmarried woman and Jolyn Persons, an unmarried woman by Warranty deed from Michael Allen Gooch and wife, Sara Ballington of record in Instrument No. 20140528-0045583 Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on May 28, 2014. (Value of consideration shown in aforementioned deed $187,500.00)

Being also known as 3905 Stephens Ridge Way Antioch, Tennessee 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3905 Stephens Ridge Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of August, 2016.

Marilyn Persons

Jolyn Persons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marilyn Persons and Jolyn Persons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2016.

My commission expires:

9-10-2018

Notary Public

