39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078618** BILL GARRETT, Davidson County Trans:T20160069685 DEEDWARR Recvd: 08/11/16 13:45 2 pgs Fees:13.00 Taxes:2127.50 20160811-0083701	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Heather Renee Daugherty and Bradley John Daugherty 2304 Ashwood Avenue Nashville TN 37212-4915	Send Tax Bills To: ~~New Owner~~ F & M Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 104-15 184.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Coleman Ezell and Emily Daniel Ezell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Renee Daugherty and Bradley John Daugherty, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the West 35 feet of Lot No. 65 and the East 30 feet of Lot No. 66 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for said County.

Said parts, of lots front together 65 on the North side of Ashwood Avenue and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Jeffrey Coleman Ezell to Jeffrey Coleman Ezell and wife, Emily Daniel Ezell, as recorded on the 11th day of April, 2012 in Instrument No. 20120411-0031129 and Warranty Deed from Katharine Baker, unmarried to Jeffrey Coleman Ezell, unmarried, as recorded on the 29th day of June, 2011 in Instrument No. 20110629-0049528, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SUNSET PARK, as recorded in Plat Book 332, Page(s) 132.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2304 Ashwood Avenue Nashville TN 37212-4915

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2016.

Jeffrey Coleman Ezell

Emily Daniel Ezell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Coleman Ezell and Emily Daniel Ezell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018