G#28037-3
Box#14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082402 DEEDWARR
Recvd: 09/20/16 11:56 2 pgs
Fees: 13.00 Taxes: 2368.00
20160920-0098852

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$640,000.00**.

Kristin Marie Hostettler
Affiant

Subscribed and sworn to before me, this the 16th day of September, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map- Parcel Numbers
Kristin Marie Hostettler **Alexander Laine**	**F & M Bank, a Banking Corporation**	**Map 116-16-0 Parcel 142.00**
4006 Wallace Lane	**50 Franklin Street**	
Nashville, TN 37215	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William R. Hostettler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin Marie Hostettler and Alexander Laine, wife and husband

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. 3 on the Plan of Donna Heights, of record in Plat Book 2083, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING all of the same property conveyed to William R. Hostettler, by Warranty Deed in the amount of $390,000.00 from Jeffrey Pratt and Jennifer C. Pratt, husband and wife, dated August 31, 2006, of record in Instrument No. 20060905-0108812, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land are subject to the following:

1). All matters shown on the Plan of record in Book 2083, Page 7, said Register's Office;
2) Easement for water mains as set out in Book 1037, Page 572, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants for Detached Structure of record in Instrument No. 20160516-0048479, Register's Office for Davidson County, Tennessee.
4) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **4006 Wallace Lane, Nashville, TN 37215**

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 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.

Witness my/our hand(s) this **16th** day of **September, 2016.**

William R. Hostettler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William R. Hostettler,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **September, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY