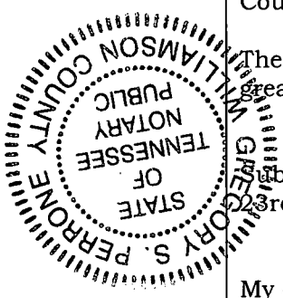
Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.** Affiant Subscribed and sworn to before me, this the 23rd day of September, 2016. Notary Public My commission expires: 9-26-16 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caleb Westberry Baldree	**F&M Bank**	**161-09-0-147.00**
5521 Thalman Drive	**10 Cadillac Dr. Suite 100**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

BILL GARRETT, Davidson County
Trans:T20160084012 DEEDWARR
Recvd: 09/26/16 08:51 2 pgs
Fees:13.00 Taxes:629.00
20160926-0100828

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

Luz Maria Ronse, unmarried

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

Caleb Westberry Baldree, single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 66-B, as shown on the map entitled the Plan of Brentwood Meadows, Section 3 (Lots 63, 64 and 65, Revised Zone Lot Division), of record in Plat Book 6250, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LUZ MARIA RONSE, UNMARRIED, by deed from VALERIE D. MATLOCK A/K/A VALERIE D. MATLOCK-PERRY, MARRIED, of record in Instrument No. 20040914-0110673, dated September 10, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **5521 Thalman Drive, Brentwood, TN 37027**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I 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, his 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 23rd day of September, 2016.

Luz Maria Ronse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Luz Maria Ronse**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **September, 2016.**

~~**Notary Public**~~

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY