39B

BILL GARRETT, Davidson County
Trans:T20160114952 DEEDWARR
Recvd: 12/30/16 09:53 2 pgs
Fees:13.00 Taxes:1365.30
20161230-0137275

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2016.

Notary Public
My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

02-1612-50102

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jacob Diebler<br>999 Windrowe Dr<br>Nashville TN 37205 | F&M Bank<br>50 Franklin St., Clarksville, TN 37040 | 115-02-0-125.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Illuminate Properties, Inc., a Tennessee corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob Diebler and Jordyn Diebler Husband and Wife**, hereinafter called the Grantees, their successors 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. 2, on the Plan of 2nd Addition to West Meade Hills, of record in Book 4460, Page 178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mukul R. Banerjee and Gita Banerjee, Trustees of the Banerjee Family Revocable Living Trust Agreement dated April 2, 2003 by Quitclaim Deed from Mukul R. Banerjee and wife, Gita Banerjee, dated April 2, 2003, recorded April 21, 2003, of record in Instrument No. 20030421-0052366, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Illuminate Properties, Inc., a Tennessee corporation by deed from Mukul R. Banerjee and Gita Banerjee, Trustees of the Banerjee Family Revocable Living Trust Agreement dated April 2, 2003, dated February 22, 2016, recorded February 23, 2016, of record in Instrument No. 20160223-0017311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 999 Windrowe Dr, Nashville, TN 37205.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28th day of December, 2016.

President

Illuminate Properties, Inc. A Tennessee Corp.
By: Shane Ballance, President

STATE OF ~~TENNESSEE~~ RR South Dakota
COUNTY OF ~~WILLIAMSON~~ RR Minnehaha

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Shane Ballance** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained. And who further acknowledged that he is the President of Illuminate Properties, Inc. A Tennessee Corp and as such President, he is authorized by Illuminate Properties, Inc. A Tennessee Corp., to execute this instrument on it's behalf

Witness my hand ~~in Brentwood, TN~~, RR this 28th day of December, 2016.

Renae R. Robbins
Notary

My Commission expires: 7/13/22

RENAE R. ROBBINS
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL