Davidson County DEEDWARR
Recvd: 03/27/17 14:40 3 pgs
Fees:18.00 Taxes:612.72
20170327-0029762

WARRANTY DEED

STATE OF TENNESSEE
OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,600.00

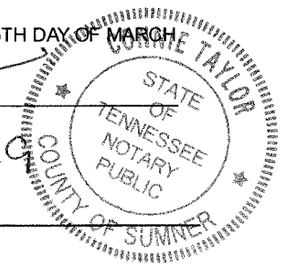
Affiant

Subscribed and sworn to before me, this 15TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Birthright Title and Escrow, LLC
515 Rivergate Paarkway, Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heber Ethridge, unmarried man	F & M Bank (NAME)	
1146 Apple Valley Road (ADDRESS)	50 Franklin Street (ADDRESS)	033-16-0-152.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donald Lee Young and wife, and Janie Rose Young, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Heber Ethridge, unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON , STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 160 ON THE PLAN OF PRIMROSE MEADOWS, SECTION 2 OF RECORD IN PLAT BOOK 4860, PAGE 105, 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 DONALD LEE YOUNG AND WIFE, JANIE ROSE YOUNG BY TRUSTEE'S DEED FROM DONALD LEE YOUNG AND JANIE ROSE YOUNG OF RECORD IN BOOK 10873, PAGE 511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS0

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1146 Apple Valley Road , Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 15th day of March, 2017.

WARRANTY DEED
(Continued)

Donald Lee Young

Janie Rose Young

STATE OF Tennessee

COUNTY OF Davidson

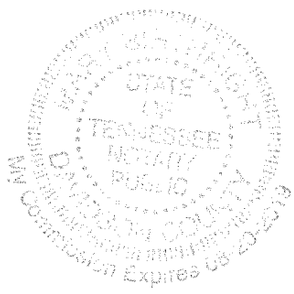
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Lee Young and wife, and Janie Rose Young, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title and Escrow, LLC
515 Rivergate Paarkway, Suite 111
Goodlettsville, TN 37072

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017