BILL GARRETT, Davidson County
Trans:T20170028697 DEEDWARR
Recvd: 04/05/17 10:41 2 pgs
Fees:13.00 Taxes:925.00
20170405-0033299

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 4th day of April, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard Scudder	F & M Bank	073-05-0-065.00
2205 Demarius Dr	P O Box 451	
Nashville, TN 37216	Clarksville, TN 37041	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENDA M. HOLDER AND KIMBERLY D. GALLAGHER, BOTH UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM R HUDSON, A MARRIED MAN AND RICHARD M SCUDDER, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A tract of land located at the rear of Lots 3 and 4 on the Plan of Riverwood Heights Subdivision, Addition No. 2, (Plat Book 1835, page 74) Deed Reference Book 4949, Page 498 and Book 4946, Page 122, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Warden Road at the Southwest corner of Lot 2, Sec. 5, Riverwood Heights, Plat Book 2854, page 29, R.O.D.C.; thence Northeasterly along the Southerly line of Lot 2,151.10' to the common corner of said Lot 2 and Lot 3, Plat Book 1835, page 74; thence Southeasterly along the Westerly line of Lot 3,107.7' to the common corner of Lots 3 and 4; thence Southerly 144.4' along the Westerly line of Lot 4 to the Northerly margin of Demarius Drive; thence Westerly the Northerly margin of Demarius Drive, 152.78' to a point; thence on a curve to the right having a radius of 20.98', a distance of 28.48' to a point in the Easterly margin of Warden Road; thence Northerly with said Easterly margin 60.00' to the point of beginning.

Being the same property conveyed to Brenda M. Holder and Kimberly D. Gallagher, both unmarried by Warranty Deed from Kathy Suter, unmarried, of record in Book 10520, page 356, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 07, 1997.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2205 Demarius Dr., Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of April, 2017.

Kimberly D. Gallagher

Brenda M Holder by Kimberly D Gallagher her Attorney in Fact
Brenda M. Holder by Kimberly D. Gallagher, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly D. Gallagher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2017.

My commission expires:

9-10-2018

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared Kimberly D. Gallagher with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brenda M. Holder, by Specific Power of Attorney dated March 31, 2017, and who acknowledged that she executed the same as the free act and deed of Brenda M. Holder.

Witness my hand and official seal this 4th day of April, 2017.

My Commission Expires:

9-10-2018

Notary Public